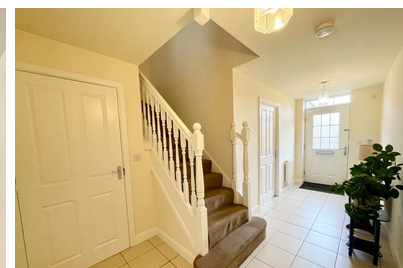
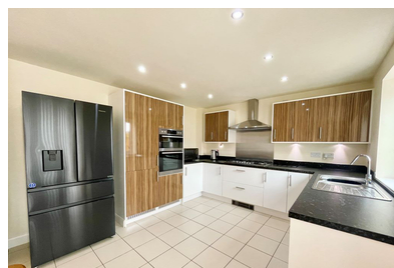


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Hillcrest Drive, Doncaster

£389,950

3Keys Property are delighted to present to the open sales market this 4 double bedroom detached family home, situated on a fantastic plot on this highly sought after development in Branton, Doncaster. Offered in immaculate condition throughout, this beautiful property has everything a family would need. In addition to spacious accommodation, this property has parking for at least 2 cars, detached garage with potential storage, an electric car charging point, gardens to the front and large south facing rear garden with open aspect views. To view, contact 3Keys Property today 01302 867888.

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- IMMACULATE CONDITION THROUGHOUT
- SEPARATE LOUNGE WITH BAY WINDOW
- SNUG/OFFICE
- DETACHED GARAGE WITH REMOTE CONTROLLED ACCESS

- AMAZING PLOT WITH SOUTH FACING REAR GARDEN
- REAR ASPECT FAMILY/DINING/LIVING AREA WITH BAY ONTO GARDEN
- UTILITY & WC
- PRINCIPAL BEDROOM WITH ENSUITE & FITTED WARDROBES
- DRIVEWAY WITH PARKING FOR 2 CARS AND ELECTRIC CAR CHARGING POINT

## PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this 4 double bedroom detached family home, situated on a fantastic plot on this highly sought after development in Branton, Doncaster. Offered in immaculate condition throughout, this beautiful property has everything a family would need. In addition to spacious accommodation, this property has parking for at least 2 cars, detached garage with potential storage, an electric car charging point, gardens to the front and large south facing rear garden with open aspect views.

Accommodation briefly comprises of a spacious, welcoming hallway, lounge with front aspect bay window, front aspect snug/office, rear aspect kitchen/dining/family room, utility, ground floor WC, landing with storage and loft access, principal bedroom with a range of fitted wardrobes and ensuite, 3 further double bedrooms, two with fitted wardrobes and family bathroom with bath tub and walk in shower.

## GROUND FLOOR

You are greeted by a spacious hallway, tastefully decorated with a tiled floor which runs throughout the hallway and kitchen/dining/family room, utility and ground floor wc. The hallway has a radiator, 2 single pendant light fittings and gives access to the lounge, kitchen, wc, snug/office and stairs to first floor accommodation.

The lounge is a great size and has a lovely front aspect bay window, carpet to floor, 2 radiators and 2 multi branch pendant light fittings.

The front aspect office/snug has many uses depending on your needs as a family. Carpet to floor, single pendant light fitting and radiator.

To the rear of the property is a beautiful fully fitted kitchen with a wide range of floor and wall units, integrated appliances which include fridge, freezer, eye level oven and grill, hob with extractor hood and dishwasher. Rear aspect window, large bay with French doors giving access to the garden and door leading to the utility room. The kitchen/family room has a mix of spot lighting and a multi branch pendant light fitting and radiator.

The utility is fitted with floor units, contrasting work tops, plumbing for the washing machine, radiator and access door to rear garden.

WC has hand basin, wc, side aspect window, radiator and storage cupboard.

## FIRST FLOOR

Landing fitted with carpet, side aspect window, store cupboard, radiator, 2 single pendant light fittings and loft access. All rooms can be reached from the landing.

Principal bedroom is front aspect and fitted with a range of double wardrobes, carpet fitted to floor, radiator and single pendant light fitting. Access to ensuite.

The ensuite is fully tiled with a tiled floor and offers a walk in shower, hand basin, wc, heated towel rail and single pendant light fitting.

Bedroom 2 is rear aspect and fitted with double wardrobes, carpet fitted to floor, radiator and single pendant light fitting. Bedroom 3 is front aspect with carpet fitted to floor, radiator and single pendant light fitting and bedroom 4, also a double bedrooms is rear aspect with carpet fitted to floor, radiator and single pendant light fitting. This room is currently used as a dressing room and is fitted with a wide range of wardrobes.

The family bathroom is fully tiled with a tiled floor, the white suite comprises a bath tub, walk in shower, hand basin, wc, heated towel rail, single pendant light fitting and rear aspect window.

## EXTERNAL

To the front of the property is a low maintenance garden and driveway for at least 2 cars. The south facing rear garden has an open aspect views, large patio area and landscaped with decorative stone for low maintenance. The large detached garage has a remote controlled door and a pedestrian door to the garden. The garage has power and lighting and there is the opportunity to board out the loft area to create additional storage space. There is also an electric car charging unit attached to the property and accessed from the driveway. The property is protected by a burglar alarm and CCTV security system.

This development is highly sought after due to its prime position in Branton, Doncaster. Close to motorway access making it an ideal choice for those who commute to neighbouring towns and cities with highly sought after schools and outstanding 6th Form College. Branton offers a range of amenities and has the world famous, award winning Yorkshire Wildlife Park on its doorstep as well as Kilham Hall Park and community centre.

Don't miss the opportunity to view this beautiful family home, contact 3Keys Property 01302 867888.

## ENTRANCE HALL

## LOUNGE

3.68m x 5.77m (12' 1" x 18' 11") INTO BAY WINDOW

## KITCHEN/DINING/FAMILY ROOM

3.43m x 6.17m (11' 3" x 20' 3") NOT INTO BAY

## OFFICE/SNUG

2.30m x 2.87m (7' 7" x 9' 5")

## UTILITY

1.58m x 2.54m (5' 2" x 8' 4")

## WC

1.47m x 1.51m (4' 10" x 4' 11")

## PRINCIPAL BEDROOM

3.70m x 3.79m (12' 2" x 12' 5") NOT INTO WARDROBES

## ENSUITE

1.35m x 2.16m (4' 5" x 7' 1")

## BEDROOM 2

3.14m x 3.78m (10' 4" x 12' 5") NOT INTO WARDROBES

## BEDROOM 3

4.07m x 2.87m (13' 4" x 9' 5")

## BEDROOM 4

2.84m x 3.10m (9' 4" x 10' 2") MAX MEASUREMENT INCLUDING WARDROBES

## BATHROOM

2.26m x 2.68m (7' 5" x 8' 10")

## ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – TBC

Tenure – Freehold

## DISCLAIMER

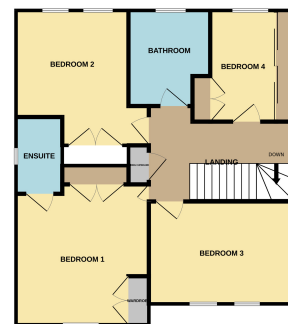
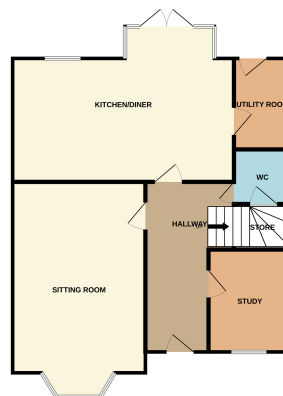
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

## Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan compiled here, measurements of actual dimensions, rooms, etc. may differ from the measurements and floorplan shown. It is the buyer's responsibility to verify the accuracy of the floorplan. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, appliances and fixtures shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with Metre2Click

