

**4 Bedroom(s), Detached House, Freehold**

**Hillcrest Drive, Branton, Doncaster.**



- Modern Kitchen Diner
- Utility Room and Ground Floor W/C
- Four Bedroom Detached Family Home
- Driveway and Garage (Currently Used as a Gym)
- Modern Family Bathroom and En Suite to Master

- 3D Virtual Tour Available
- Lounge
- Rear Enclosed Garden
- Two Sheds for Storage
- Popular Location with Local Amenities

**Offers in Region of  
£365,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

Our home is in a wonderful location in the lovely village of Branton just south of Doncaster. The house is in a prominent position with views out to the local woodland and horse paddocks next door. Lots of walks straight from the doorstep for those who enjoy the outdoors. We have really enjoyed living here for the past few years within this quiet estate. There are shops and bars in the village with a great vibe and fabulous food. Access to the motorway is quick and easy as is access to town centre. Schools in the local area are rated good or outstanding. Plenty of green space within easy reach, including Kilham Hall Community Centre and sports ground, with lots of activities for families. Now our children have grown and left this is too big for the two of us but is a great family home.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 30.22 sqm, FLOOR 2: 28.4 sqm  
EXCLUDED AREA: 1 GARAGE: 28.8 sqm, PATIO: 8.8 sqm  
TOTAL: 128.6 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Kitchen Diner



## Lounge



## Utility



## W/C



## First Floor

## Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 60.2 m<sup>2</sup> FLOOR 2: 68.4 m<sup>2</sup>  
EXCLUDES: PORCH, GARAGE, 8.4 m<sup>2</sup> PATIO 8.8 m<sup>2</sup>  
TOTAL: 128.6 m<sup>2</sup>

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## Master Bedroom & En Suite



## Bedroom





**Bedroom**



**Family Bathroom**



**Bedroom**



**Externals**



**Front Aspect**



## Rear Garden



## Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date -

Boiler Location - Utility room

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	