

Anson Grove
Auckley
DN9 3QN
01302 867888



Bracken Close, Doncaster

£449,950

3Keys Property are excited to offer for sale this immaculately presented 4 double bedroom detached property on this exclusive cul de sac development in Branton, Doncaster. With a fully fitted kitchen/dining area with large breakfast bar and integrated appliances, spacious lounge with French doors onto garden, dining room, conservatory, study/snug, utility, ground floor wc, principal bedroom with fitted wardrobes and ensuite, 3 further double bedrooms and a family bathroom with walk in shower and bath tub - the perfect family home. Contact 3Keys Property for details 01302 867888.

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- FULLY FITTED KITCHEN WITH DINING AREA
- PRINCIPAL BEDROOM WITH ENSUITE
- DOUBLE DETACHED GARAGE WITH DRIVEWAY
- HIGHLY SOUGHT AFTER BRANTON VILLAGE LOCATION

- 4 RECEPTION ROOMS WHICH INCLUDE A SUN ROOM
- UTILITY AND GROUND FLOOR WC
- FAMILY BATHROOM WITH BATH TUB AND WALK IN SHOWER
- LANDSCAPED REAR GARDEN WITH OPEN ASPECT VIEW
- CLOSE TO SCHOOLS AND 6TH FORM COLLEGE

PROPERTY DESCRIPTION

3Keys Property are excited to offer for sale this immaculately presented 4 double bedroom detached property, over looking the green on this exclusive development in Branton, Doncaster. Branton is a beautiful village with lots of lovely walks on your doorstep and provides a fantastic base for families with highly sought after schools and 6th form college within easy reach and excellent access to the local motorways and city centre.

This spacious property provides the perfect accommodation for a family with 4 large bedrooms and plenty of living accommodation to the ground floor with 4 reception rooms.

Accommodation comprises of a fully fitted kitchen/dining area with large breakfast bar and integrated appliances, lounge with French doors onto garden, front aspect dining room, conservatory with French doors onto patio, study/snug, utility, ground floor wc, principal bedroom with ensuite, 3 further double bedrooms and a family bathroom with walk in shower and bath tub - the perfect family home.

GROUND FLOOR

A grand welcome awaits with this lovely spacious hallway which leads to all ground floor accommodation. With wood effect laminate flooring, cloak cupboard, 3 single pendant light fittings and 2 radiators.

The fully fitted kitchen has a wide range of shaker style floor and wall units with coordinating work tops, large breakfast bar with units, integrated appliances including double oven, gas hob, extractor hood, dishwasher, fridge and separate freezer. Karndean tiled flooring throughout with rear aspect window and French doors into the conservatory. Spotlighting, 2 single pendant light fittings, 2 radiators and door to utility room.

The utility has Karndean tiled flooring, floor and wall units with single bowl sink unit and drainer, plumbing for washing machine and dryer, radiator and door to driveway.

Spacious lounge with French doors from the hallway as you enter and French doors onto the rear garden patio, Cornish limestone feature fire place with gas fire, carpet to floor, radiator x 2 and 2 single pendant light fittings.

Ground floor WC has a hand basin, wc, Karndean tiled wood effect flooring, radiator and single pendant light fitting.

Front aspect study/snug with carpet to floor, radiator, single pendant light fitting.

Dining room has 2 front aspect windows, carpet to floor, radiator and single pendant light fitting.

The conservatory is in good order with Karndean tiled floor, single pendant light fitting, radiator and French doors onto the garden.

FIRST FLOOR

A large principal bedroom with 2 front aspect windows, carpet to floor, radiator and single pendant light fitting. Door leading to a part tiled ensuite with walk in shower, hand basin, wc, side aspect window, radiator, vinyl flooring covering and single pendant light fitting.

Bedroom 2 is a double bedroom with 2 front aspect windows, carpet to floor, single pendant light fitting and radiator.

Bedroom 3 has a rear aspect window, carpet to floor, single pendant light fitting and radiator.

The fourth double bedroom has a rear aspect window, fitted wardrobes, carpet to floor, single pendant light fitting and radiator.

The part tiled family bathroom has a white suite comprising bath tub, walk in shower, hand basin and wc. Rear aspect obscure glass window, Karndean tiled flooring, single pendant light fitting and radiator.

Landing has carpet fitted to floor, front aspect feature window, airing cupboard, single pendant light fitting, radiator and access to loft which is part boarded with a ladder and lighting.

EXTERNAL

To the front of the property is a well maintained garden with a driveway to the side of the property. The rear garden is landscaped and mainly laid to lawn with beautiful shrub borders and patio area. There is a garden shed to the rear of the garden and a private space behind the garage which has decorative stone and shrub borders. There is external lighting to the front and rear, access to the garage from the rear garden which has storage, power, lighting, remote controlled up and over door and driveway with parking for 3 cars. The property is fully alarmed.

The property is located close to local amenities, a community centre with park and beautiful grounds, highly sought after schools and 6th form college. The location offers easy access via the Great Yorkshire Way link road to M18 and city centre.

To view this property, contact 3Keys Property today 01302 867888.

ENTRANCE HALLWAY

1.88m x 2.77m (6' 2" x 9' 1")

OFFICE

3.25m x 3.83m (10' 8" x 12' 7")

DINING ROOM

2.86m x 3.83m (9' 5" x 12' 7")

LOUNGE

3.39m x 5.47m (11' 1" x 17' 11")

DOWNSTAIRS WC

0.84m x 2.16m (2' 9" x 7' 1")

KITCHEN/DINING ROOM

3.41m x 5.85m (11' 2" x 19' 2")

UTILITY

1.79m x 2.16m (5' 10" x 7' 1")

CONSERVATORY

3.28m x 3.55m (10' 9" x 11' 8")

PRINCIPAL BEDROOM

3.83m x 4.07m (12' 7" x 13' 4")

ENSUITE

2.01m x 2.13m (6' 7" x 7' 0")

BEDROOM 2

3.18m x 4.84m (10' 5" x 15' 11")

BEDROOM 3

3.43m x 4.07m (11' 3" x 13' 4")

BEDROOM 4

3.06m x 3.10m (10' 0" x 10' 2")

FAMILY BATHROOM

2.93m x 3.10m (9' 7" x 10' 2")

ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – C

Tenure – Freehold

Boiler - Conventional boiler installed approx. 18 months ago with storage tank.

Loft - Part boarded, access ladder, lighting and power.

Garage - Double detached garage with remote controlled sectional up and over door and pedestrian access door into garden and additional storage in eaves.

DISCLAIMER

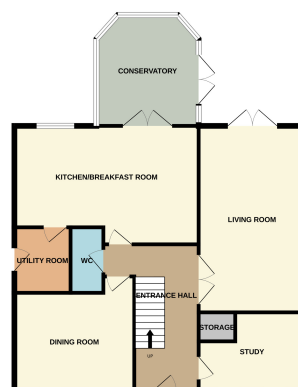
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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 obligation under Money Laundering Laws to check all prospective purchasers' identification.

GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.

FIRST FLOOR
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA: 1783 sq.ft. (165.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of items, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The ground, structure and specifications shown here are not intended to be a guarantee.
As to the building, the building is shown on the plan.
Made with Metaphor 02024

