

4 Bedroom(s), Detached Bungalow, Freehold

New Road, Branton, Doncaster.



- No Chain
- Not Yet Complete
- En Suite to Master
- Popular Location with Local Amenities
- Driveway, Garage and EV Charging

- Newly Built Four Bedroom Detached Bungalow
- Seller is Open to Suggested Specifications Internally
- Modern Kitchen Diner and Utility
- Rear Enclosed Garden
- Part Exchange Considered. Conditions Apply

**£450,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

**BUILDER OFFERING PART EXCHANGE - CONDITIONS APPLY.** An exciting opportunity to purchase a brand-new 4-bedroom bungalow in the desirable village of Branton. Currently under construction, this property offers a rare chance for buyers to have input into the internal specification and finishes, allowing you to create a home tailored to your style and needs. The bungalow will feature a spacious driveway with garage and EV charging point, along with a rear enclosed garden. The planned layout includes a welcoming lounge, a modern kitchen diner with utility room, a master bedroom with en suite, and a family bathroom serving the additional bedrooms. With the build not yet complete, the vendor is open to amending the internal design and fixtures, making this a fantastic opportunity to secure a home built to your personal taste.

## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band -

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Air source heat pump

Approximate Heating System Installation Date - 6/12/2025

Water Heating System - Air source heat pump

Approximate Water Heating Installation Date - 6/12/2025

Boiler Location - Around the back

Approximate Electrical System Installation Date - 3/20/2025

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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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Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

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## Energy Performance Certificate