

4 Bedroom(s), Detached House, Freehold

Hillcrest Drive, Branton, Doncaster.



- 3D Virtual Tour Available
- Driveway and Garage
- Lounge
- Utility Room
- Master Bedroom with En Suite

- Rear Enclosed Garden
- Modern Kitchen Diner with Sitting Area
- Ground Floor W/C
- Well Presented Four Bedroom Detached Family Home
- Family Bathroom

£319,950

For Sale

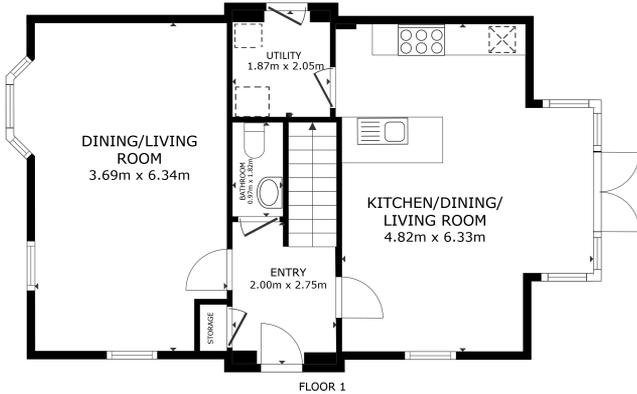
Book your viewing today Tel: 01302 247754

Owner's View

Situated in the desirable village of Branton, this well-presented 4-bedroom detached home offers modern family living with a thoughtful layout and stylish interiors. The ground floor features a bright and spacious lounge, perfect for relaxation, alongside a modern kitchen diner with a comfortable sitting area, ideal for entertaining. A separate utility room and a convenient ground floor W/C add practicality to the space. Upstairs, the master bedroom benefits from a private en-suite, while the remaining three bedrooms are served by a contemporary family bathroom. Externally, the property boasts a rear enclosed garden, a driveway for one car, and a garage located to the rear, providing ample parking and storage. Located in a sought-after area with excellent local amenities and transport links, this home is perfect for families looking for space, style, and convenience.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 62.2 m² / FLOOR 2: 28.9 m²
TOTAL: 91.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport



Entry



Lounge



Modern Kitchen Diner with Sitting Area



Utility Room

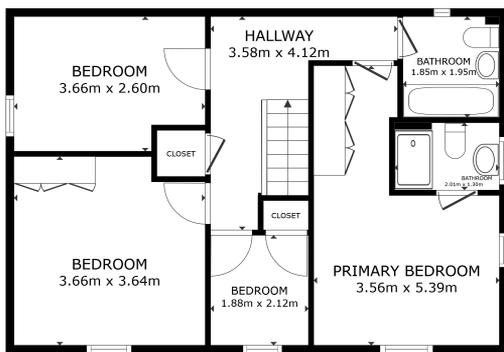


W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR: 152.2 m² FLOOR: 238.9 m²
TOTAL: 391.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Master Bedroom with En Suite



Bedroom



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Water Heating System - 1/1/2015

Approximate Water Heating Installation Date - Gas boiler (Combi)

Boiler Location - Utility room

Approximate Electrical System Installation Date - 1/1/2015

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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.

Garage



Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - 1/1/2015

Approximate Heating System Installation Date - Gas Boiler with radiators fitted 2015

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	