Anson Grove
Auckley
DN9 3QN
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3KeysProperty

Hillcrest Drive, Doncaster

£295,000

*****IMMACULATELY PRESENTED 4 BEDROOM DETACHED PROPERTY IN VILLAGE OF BRANTON*****

3Keys Property are proud to present this beautiful family home to the open market. Situated in the ever popular village of Branton, Doncaster, this property offers the perfect family home located close to highly sought after schools and local amenities. The property is in ready to move into condition with tasteful décor throughout. Viewing is highly recommended, contact 3Keys Property for details 01302 867888.

- **4 BEDROOM DETACHED FAMILY HOME**
- **POPULAR BRANTON VILLAGE LOCATION**
- **DINING AREA WITH FRENCH DOORS ONTO REAR GARDEN PATIO**
- **MASTER BEDROOM WITH ENSUITE**
- **ENCLOSED REAR GARDEN WITH PATIO AND LAID TO LAWN AREA**
- **IMMACULATELY PRESENTED THROUGHOUT**
- **FULLY FITTED KITCHEN WITH APPLIANCES AND UTILITY**
- **SPACIOUS LOUNGE WITH BAY WINDOW**
- **DETACHED GARAGE WITH DRIVEWAY**
- **SITUATED CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS AND EASY ACCESS TO MOTORWAY NETWORKS**

ENTRANCE HALLWAY

Welcoming spacious hallway with two single pendant light fittings, carpet to floor, radiator with decorative cover and under stairs storage cupboard.

LOUNGE

3.37m x 5m (11' 1" x 16' 5") Measurements not into bay - Front aspect bay window which floods the room with light, 2 single pendant light fittings, radiator and stylish grey wood effect laminate flooring.

KITCHEN/DINING AREA

5.95m x 3.7m (19' 6" x 12' 2") Maximum measurement. Fully fitted cream, shaker style kitchen with integrated appliances including double oven, 6 ring gas hob and extractor hood with stainless steel splash back, dishwasher, single bowl sink unit with mixer tap, rear aspect window, dining area space with French doors opening out onto rear garden patio, radiator, 2 single pendant light fittings and vinyl floor covering. Door to utility room.

DOWNSTAIRS WC

1m x 1.44m (3' 3" x 4' 9") WC, hand basin with tiled splash backs, side aspect obscure glass window, grey wood effect laminate floor and cloak cupboard.

UTILITY

1.4m x 1.67m (4' 7" x 5' 6") Side access external door, work top, plumbing for washing machine, radiator, single pendant light fitting, radiator and vinyl floor covering.

LANDING

Side aspect window, 2 single pendant light fittings, 2 radiators, carpet to floor.

MASTER BEDROOM

3.22m x 3.7m (10' 7" x 12' 2") reducing to 2.46m x 3.7m (8' 1" x 12' 2") at narrowest part. Front aspect window with fitted wardrobes, single pendant light fitting, carpet to floor, radiator and door to ensuite.

BEDROOM 2

2.98m x 3.32m (9' 9" x 10' 11") reducing to 2.58m x 3.32m (8' 6" x 10' 11") Rear aspect window with fitted wardrobes, radiator, carpet to floor and single pendant light fitting.

BEDROOM 3

2.68m x 2.24m (8' 10" x 7' 4") Rear aspect window with fitted wardrobes, radiator, carpet to floor and single pendant light fitting.

BEDROOM 4

2.65m x 2.16m (8' 8" x 7' 1") increasing to 3.25m x 2.65m (10' 8" x 8' 8") Front aspect window with built in desk and shelving, radiator, carpet to floor and single pendant light fitting.

FAMILY BATHROOM

1.7m x 2.2m (5' 7" x 7' 3") White bathroom suite comprising of bath tub, fitted hand basin and wc within vanity unit, side aspect obscure glass window, heated towel rail, vinyl floor and single pendant light fitting.

EXTERNAL

There is a grass lawn to the front of the property and a well stocked garden with pathway to the front door. A separate garage with up and over door and driveway. Paved side access to the rear of the property secured with a gate, the rear garden has a patio area and grass lawn.

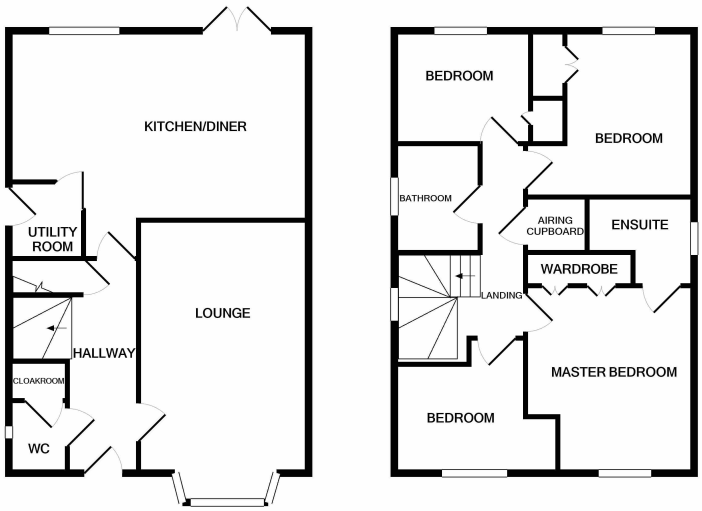
ADDITIONAL INFORMATION

Council Tax Band – E
EPC rating – B
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 check 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
APPROX. FLOOR
AREA 573 SQ.FT.
(53.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1134 SQ.FT. (105.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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