

**3 Bedroom(s), Detached House, To be Advised**

**Springwood Close, Branton, Doncaster.**



- 3D Virtual Tour Available
- Rear Enclosed Garden
- Three Bedroom Detached Family Home
- Utility and W/C
- Family Bathroom

- Local Amenities and Transport Links
- Driveway and Converted Garage
- Modern Breakfast Kitchen Diner
- En Suite to Master

**£330,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

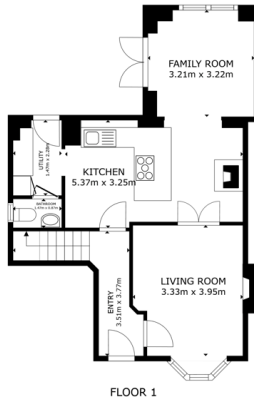


## Owner's View

Nestled in the sought-after cul-de-sac of Springwood Close, Branton, this spacious 3-bedroom detached property offers stylish, versatile living in a desirable Doncaster village location. Boasting a private driveway and a well-maintained rear garden, the home features a converted garage, currently used as a dog grooming salon, providing fantastic potential for a home business, hobby room, or additional reception space. The ground floor benefits from a welcoming lounge, a modern breakfast kitchen diner with integrated appliances and a generous sitting area—ideal for family life and entertaining. A utility room and ground floor W/C add practical convenience. Upstairs, the master bedroom enjoys the luxury of its own en suite shower room, while two further well-proportioned bedrooms are served by a stylish family bathroom. Located within easy reach of local amenities, excellent schools, and transport links, this fantastic property blends comfort, space, and functionality—perfect for families, professionals, or those looking to run a business from home.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 52.3 sq ft FLOOR 2: 48.9 sq ft  
TOTAL: 101.2 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

### Entry



### Breakfast Kitchen / Diner / Sitting Area



### Lounge



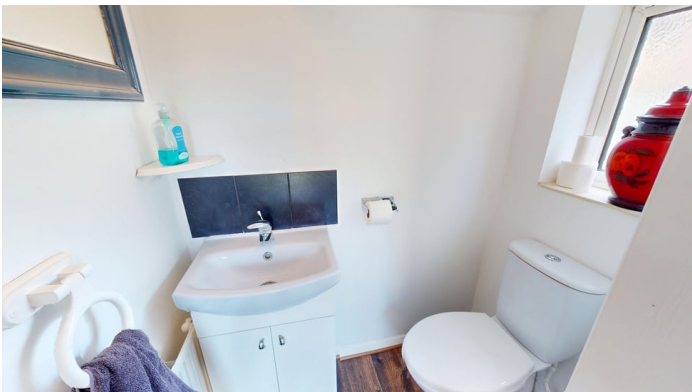




Utility

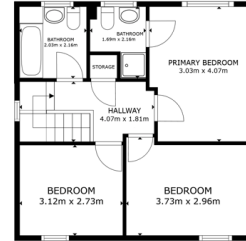


W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 53.3 m<sup>2</sup> FLOOR 2: 48.0 m<sup>2</sup>  
TOTAL: 101.3 m<sup>2</sup>  
SIZES AND CORRELATIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Master Bedroom & En Suite







Bedroom



Family Bathroom



Externals



Front Aspect

Bedroom





## Rear Garden



## Converted Garage



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -



Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

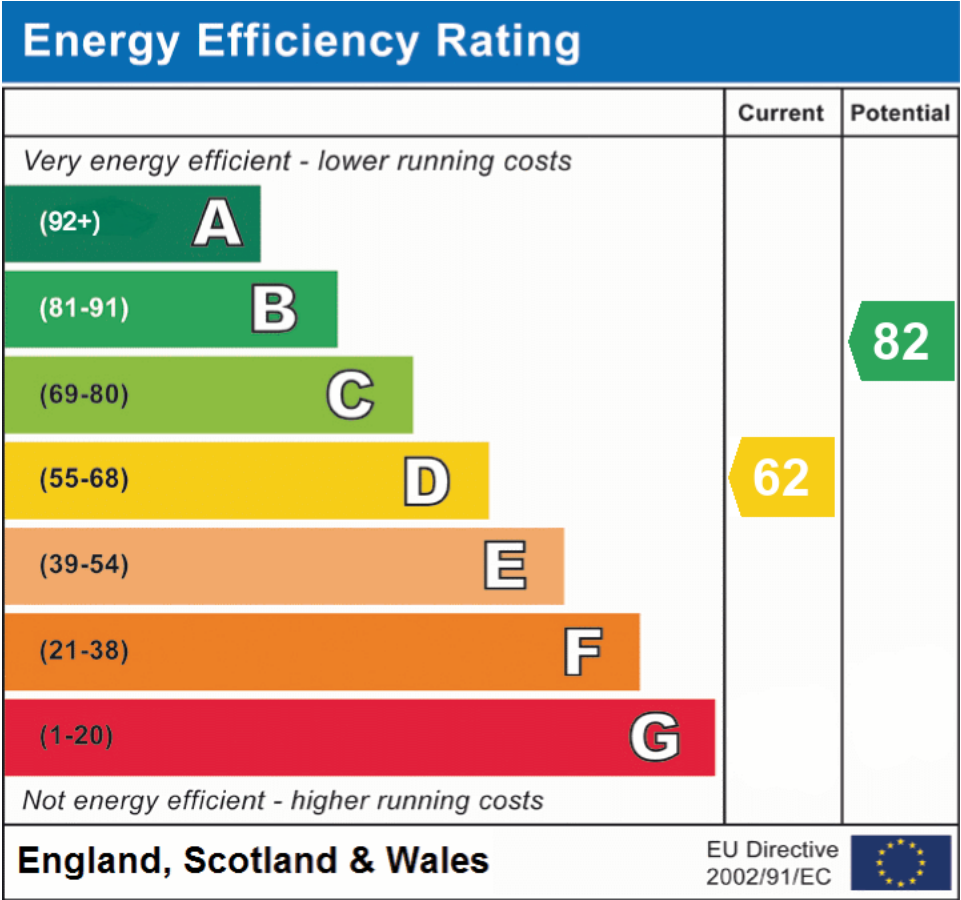
Loft Insulation -

Loft Boarded out -

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.



## Energy Performance Certificate



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.