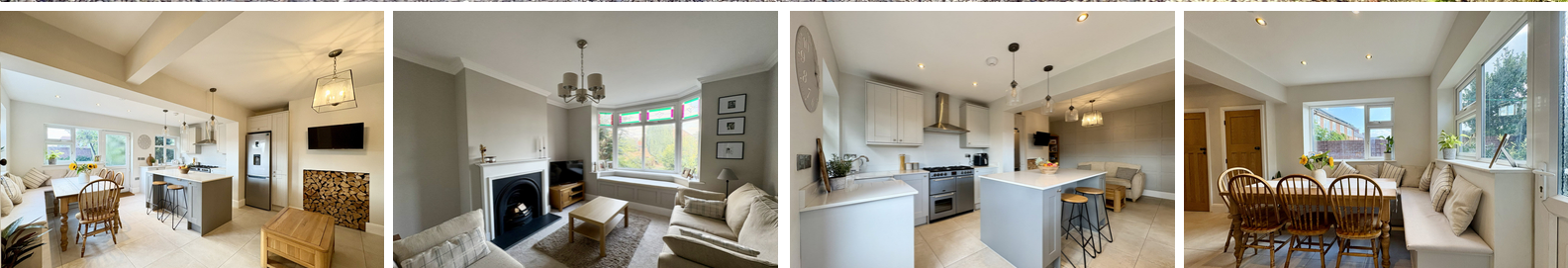


Anson Grove
Auckley
DN9 3QN
01302 867888



Whiphill Top Lane, Doncaster
£295,000

3Keys Property are thrilled to present this stunning, fully refurbished 3-bedroom semi-detached home in the sought-after village of Branton. Boasting a showstopping open-plan kitchen/family room, tasteful décor throughout, landscaped garden, and driveway parking for four cars, this immaculate property offers the perfect blend of village charm and modern living. Located close to popular schools, local amenities and excellent transport links – early viewing is highly recommended. Contact 3Keys Property for details 01302 867888.

- STUNNING 3 BEDROOM SEMI DETACHED HOUSE
- BEAUTIFUL GROUND FLOOR KITCHEN/FAMILY ROOM EXTENSION
- GROUND FLOOR WC & UTILITY CUPBOARD
- FULLY REFURBISHED BATHROOM WITH SHOWER OVER BATH
- BRANTON VILLAGE LOCATION CLOSE TO SOUGHT AFTER SCHOOLS
- NO ONWARD CHAIN - OFFERED IN IMMACULATE ORDER THROUGHOUT
- FRONT ASPECT LOUNGE WITH LARGE BAY WINDOW
- 2 DOUBLE BEDROOMS AND 1 SINGLE BEDROOM
- PRIVATE REAR GARDEN WITH PATIO AREA
- GRAVEL DRIVEWAY WITH PARKING FOR UP TO 4 CARS

PROPERTY DESCRIPTION

Offered with no onward chain and in Immaculate condition throughout 3Keys Property is delighted to present for sale this beautifully refurbished and extended 3-bedroom semi-detached home, located in the heart of the highly sought-after village of Branton, Doncaster. Presented in turn-key condition, this stylish and thoughtfully updated property is perfect for a growing family looking for both comfort and convenience in an established community setting. Combining contemporary living with traditional charm, the home features a showstopping open-plan kitchen/dining/family room extension, a bright and inviting front-facing lounge with bay window, two generous double bedrooms, a well-proportioned single bedroom, a recently upgraded family bathroom and a convenient ground floor WC.

Outside, a spacious gravel driveway offers parking for up to four vehicles, while the rear garden is a tranquil, landscaped space ideal for relaxing or entertaining. Set in a peaceful residential street, this property enjoys all the benefits of village life, with local shops, reputable schools and beautiful countryside walks nearby. Branton offers a rare balance between semi-rural charm and modern connectivity, with excellent transport links to the city centre and motorway network via the nearby Great Yorkshire Way.

Ground Floor Accommodation

A warm welcome awaits as you step into the stylish entrance hall, complete with wood-effect laminate flooring, two pendant light fittings, a tall vertical column radiator, additional standard column radiator and a practical understairs storage cupboard. This inviting space offers direct access to the lounge, kitchen/family room and staircase to the first floor.

The front aspect lounge is a beautifully finished space with a stunning bay window complete with built-in window seat and hidden storage, allowing light to flood in. The feature fireplace adds a cosy focal point to the room. Carpet is fitted to the floor, with a central pendant light and a radiator completing the space.

Undoubtedly the heart of the home, the open-plan kitchen/dining/family room has been extended to create a multi-functional and sociable area – perfect for day-to-day living and entertaining. The kitchen features a tasteful selection of neutral shaker-style floor and wall units topped with elegant white quartz worktops and a central island with electrical socket. A side aspect window, rear window and glazed door to the garden ensure plenty of natural light, while stone-effect tiled flooring, a triple pendant light above the island and spot lighting enhance the high-end feel. Integrated appliances include a dishwasher and extractor hood, with space provided for a range-style oven and freestanding fridge freezer.

Flowing seamlessly into the dining and snug area, this open-plan space offers a fitted bench seating nook, ideal for a large dining table. The snug area is the perfect spot to relax, with ample room for a sofa and coffee table, and a feature fireplace which could easily accommodate a log burner if desired.

Completing the ground floor is a beautifully finished WC and fitted with a hand basin. Stone-effect tiled flooring, spot lighting and radiator.

A compact utility cupboard is also accessible from the kitchen and offers space and plumbing for a washing machine, with built-in lighting for convenience.

First Floor Accommodation

The landing is bright and airy, thanks to a side aspect window, and provides access to all three bedrooms and the family bathroom. Carpet is fitted to the floor and hatch to the loft space which benefits from a fixed loft ladder.

The principal bedroom, located at the front of the property, is a generous double with a large window, carpet to floor, single pendant light and column radiator.

Bedroom two, also a double, overlooks the rear garden and is similarly finished with carpet, a pendant light fitting and radiator.

Bedroom three is a well-proportioned single, currently used as a home office. With a front aspect window, this room is light and functional, and would also make a perfect nursery or dressing room.

The recently refurbished family bathroom has been finished to a high standard. A white suite comprises a bath with shower over, WC and a freestanding hand basin mounted on a contemporary wood unit offering useful storage. A rear aspect obscure-glass window ensures privacy while maintaining light. The bathroom is part-tiled, with a heated towel rail, tiled flooring and modern spot lighting.

External

To the front of the property is a spacious gravel driveway, providing off-street parking for up to four vehicles. A secure side gate leads to the private rear garden which has been landscaped to offer a perfect balance of greenery and low maintenance living. A well-maintained lawn, mature shrubs, patio area ideal for outdoor dining, and a charming apple tree all contribute to the tranquil outdoor setting. There is also a practical garden shed for storage.

Branton is a thriving and desirable village situated just minutes from Doncaster. Known for its friendly atmosphere, scenic surroundings and community spirit, the village is home to a range of amenities including shops, cafe and within easy reach of well-regarded schools, all within walking distance. Families benefit from close proximity to popular primary and secondary schools, while commuters enjoy excellent transport links, with the nearby Great Yorkshire Way offering quick access to the M18, A1 and Doncaster city centre. Whether you enjoy countryside walks, village charm or easy access to the motorway network, Branton truly offers the best of all worlds. This is an exceptional opportunity to purchase a fully refurbished home in one of Doncaster’s most sought-after villages. With no onward chain and presented in immaculate condition throughout, this property is sure to attract strong interest. To arrange your viewing, contact 3Keys Property today on 01302 867888.

PORCH

HALLWAY

KITCHEN/DINING/FAMILY ROOM

4.73m x 5.81m (15' 6" x 19' 1")
Min measurement



LOUNGE

3.62m x 3.78m (11' 11" x 12' 5")

WC

0.89m x 1.62m (2' 11" x 5' 4")

UTILITY CUPBOARD

0.89m x 0.89m (2' 11" x 2' 11")

LANDING

1.99m x 2.55m (6' 6" x 8' 4")

BEDROOM 1

3.51m x 3.62m (11' 6" x 11' 11")

BEDROOM 2

3.45m x 3.59m (11' 4" x 11' 9")

BEDROOM 3

2.08m x 2.17m (6' 10" x 7' 1")

BATHROOM

1.84m x 1.97m (6' 0" x 6' 6")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – Freehold

Parking - Driveway for 4 cars

Boiler - Combi boiler

Loft - With fixed ladder

Disclaimer

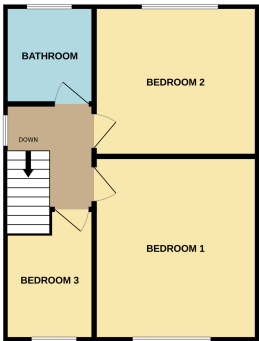
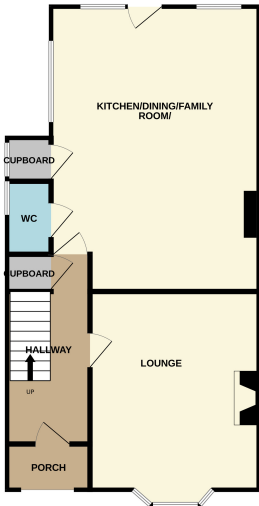
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Offer Procedure

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
622 sq.ft. (57.7 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, 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 not be used as such by any prospective purchaser. The actual, current and specific floor plan will be issued and no guarantee is to be taken without a surveyor's report being given.
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