

4 Bedroom(s), Detached House, Freehold

Badgers Holt, Branton, Doncaster.



- 3D Virtual Tour Available
- Open Plan modern kitchen dining and garden room
- Utility Room and Ground Floor W/C
- Modern Bathroom Suite
- Garage and Driveway Allowing for Off Road Parking

- Beautifully Presented Detached Family Home
- Lounge
- Four Bedrooms En Suite to Master
- Spacious Rear Enclosed Garden With Summer House
- Popular Location In Branton

**Offers in Excess  
of  
£465,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...

This spacious family home is situated on a lovely estate in Branton. Within a short stroll from the property are good primary and secondary schools, together with The Yorkshire Wildlife Park. Branton is a great area for those travelling distances to work.

### Ground Floor

#### Floor Plan

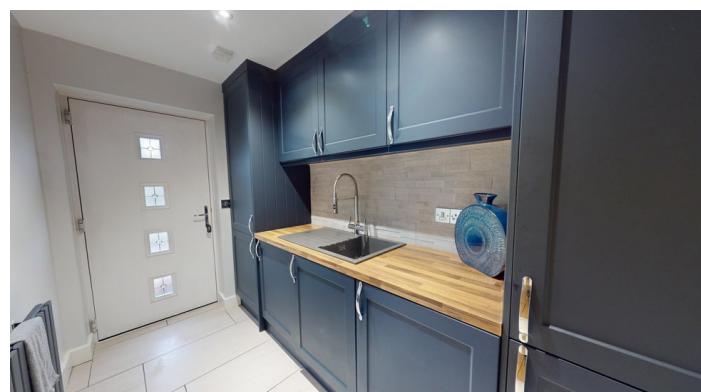
#### Entrance Hallway



#### kitchen



#### Utility Room



## Lounge



## Ground Floor W/C



## First Floor

### Floor Plan

## Master Bedroom



## En Suite



## Second Bedroom



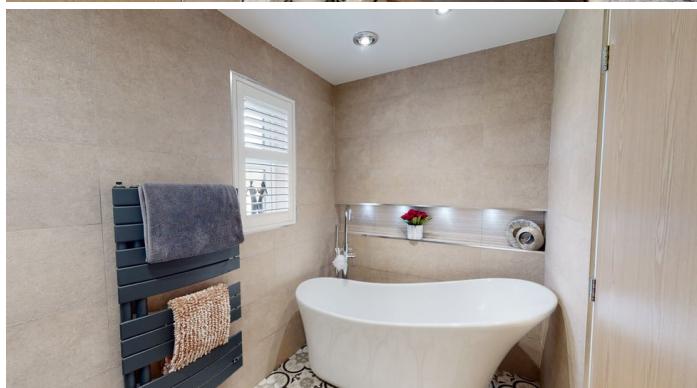
## Fourth Bedroom



## Third Bedroom



## Family Bathroom



## External

**Front Aspect**



**Rear Garden**



**Summer House**





## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -2016

Water Heating System -Gas combi boiler

Approximate Water Heating Installation Date - 2016

Boiler Location - Utility

Approximate Electrical System Installation Date - 2016

Approximate Electrical System Test Date -

Fires/Heaters - Electric

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.

## Energy Performance Certificate

