

Anson Grove
Auckley
DN9 3QN
01302 867888



Badgers Holt, Doncaster

£359,950

3Keys Property are delighted to offer for sale, this 3 bedroom detached bungalow, situated on this highly sought after development in Branton, Doncaster. The property is offered in ready to move into condition with **NO ONWARD CHAIN** and has a large lounge/dining room with French doors into conservatory, fitted kitchen with utility and principle bedroom with ensuite and fitted bedroom furniture. There is a double garage with block paved driveway offering parking space for at least 4 cars. To view, contact 3Keys Property today 01302 867888.

- 3 BEDROOM DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- FITTED KITCHEN WITH INTEGRATED OVEN, HOB & EXTRACTOR FAN.
- CONSERVATORY WITH FRENCH DOORS ONTO PATIO
- UTILITY & STORE ROOM
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- SPACIOUS LOUNGE/DINING AREA
- PRINCIPLE BEDROOM WITH ENSUITE BATHROOM & FITTED WARDROBES
- FAMILY BATHROOM WITH SHOWER OVER BATH
- DOUBLE GARAGE WITH DRIVEWAY FOR AT LEAST 4 CARS

PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

The property is accessed via the front door which is located to the side of the property. There is a large hallway which gives access to all rooms and has a walk in store cupboard which could be converted to an additional WC should you need one, another double cupboard which houses the storage tank and provides additional storage space. There is access to the loft which has a ladder and lighting. The property is fitted with a good quality carpet throughout all rooms with exception to the family bathroom, ensuite, kitchen, utility and conservatory.

The lounge is situated to the rear of the property and has windows to 3 sides and French doors to the conservatory. There is a stone feature fireplace, 2 radiators and 2 single pendant light fittings. The dining area has plenty of space in for a dining table.

A fully fitted kitchen with a range of floor and wall units with integrated appliances to include oven, hob and extractor fan. There is a fitted dining table, tiled splash backs, tiled floor, side aspect window, spot lighting fitted into kitchen units and radiator. A door leading to the utility which has fitted floor and wall units, sink with drainer, plumbing for washing machine and tied floor. There is a side access door to the rear garden.

The principle bedroom is fitted with a wide range of bedroom furniture, has a front aspect window, radiator and single pendant light fitting. The ensuite shower room is fully tiled with walk in shower cubicle, hand basin and wc. There is a side aspect window, spot light and radiator.

Bedroom 2 is a double with fitted wardrobes, windows to the side and rear, radiator and single pendant light fitting. Bedroom 3 is a small double with fitted wardrobes, windows to the side, radiator and single pendant light fitting.

The fully tiled family bathroom has a suite comprising bath tub with shower over, hand basin and wc. There is a side aspect window, tiled floor, spot light and radiator.

To the front of the property is a garden with grass lawn and mature shrubs. There is block paving which borders the property and a driveway which provides parking for several cars. To the rear is a landscaped garden with patio, grass lawn, decorative stone and mature shrubs and trees. There is pedestrian access to the detached double garage which has a boarded out loft space providing further storage. The garage has power and lighting and the garage doors are operated electronically.

Situated on this highly sought after development in Branton, Doncaster, this property is well located for access to local amenities, transport links and motorway network. The village of Branton has a lovely community centre and park off Kilham Lane and is in close distance to the award winning Yorkshire Wildlife Park. For further details, please contact 3Keys Property 01302 867888.

LOUNGE/DINING ROOM

4.92m x 4.76m (16' 2" x 15' 7") CHANGING TO 3.17m x 6.63m (10' 5" x 21' 9")

KITCHEN/BREAKFASTING ROOM

2.65m x 3.98m (8' 8" x 13' 1")

UTILITY

1.66m x 1.78m (5' 5" x 5' 10")

CONSERVATORY

2.55m x 3.76m (8' 4" x 12' 4")

PRINCIPLE BEDROOM

3.31m x 3.64m (10' 10" x 11' 11")

BEDROOM 2

2.82m x 4m (9' 3" x 13' 1")

BEDROOM 3

2.17m x 3.31m (7' 1" x 10' 10")

FAMILY BATHROOM

2.57m x 1.92m (8' 5" x 6' 4") EXTENDED TO 2.57m x 1.53m (8' 5" x 5' 0")

ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – C

Tenure – Freehold

Central Heating System - gas with conventional boiler

Security alarm system installed.

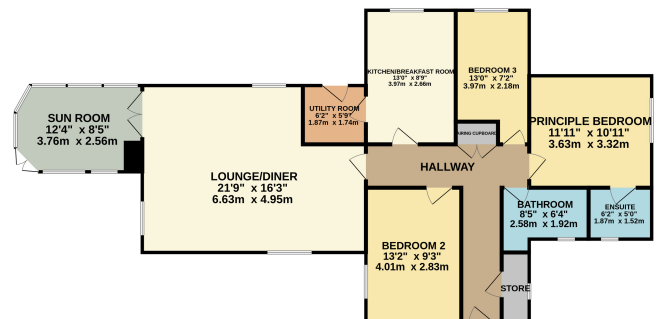
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Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information 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
1120 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of actual dimensions should only be relied upon for reference purposes only and should not be used as a basis for any prospective purchase. The services, systems and equipment shown here are not intended and no guarantee as to their operability or efficiency can be given.
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