

**5 Bedroom(s), Detached House, Freehold**

**Old Farm Way, Branton, Doncaster.**



- 3D Virtual Tour Available
- Two En Suite Bathrooms and a Family Bathroom
- EPC Rated A
- Sizeable Rear Enclosed Garden
- Shared Driveway and Double Garage

- Stunning Executive Five Bedroom Detached Home
- Modern and Spacious Kitchen Diner
- Two Utility Rooms and Ground Floor W/C
- Office Pod
- Private Road in a Sought After Location

**£650,000**  
**For Sale**

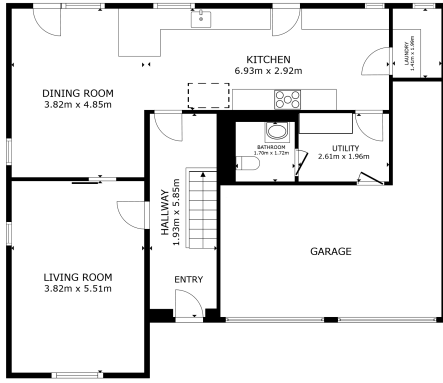
*Book your viewing today* Tel: 01302 247754

## Owner's View

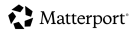
We have lived in this property from new and have really enjoyed the space this property provides for our family. It is well positioned within a quiet street of only 5 properties and enjoys the benefits of a south facing garden providing the perfect place for family barbeques. We are lucky to have fantastic neighbours and enjoy the view of the original farm house and paddock to the front. Our house benefits from many eco credentials including solar panels with storage battery, ground sourced heating which supplies underfloor heating on both floors, water harvesting which feeds all the toilets (reducing your water bill) and MVHR, which is a ventilation system which significantly reduces energy usage and heating bills. We had an office pod built in September 2021 to provide an ideal base for home working. We will definitely miss this beautiful house. Features solar panels with storage battery, ground sourced heating (underfloor heating throughout), water harvesting and MVHR (energy efficient ventilation system).

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA:  
 FLOOR 1: 87.2 m<sup>2</sup> FLOOR 2: 111.3 m<sup>2</sup>  
 EXCLUDED AREA: GARAGE: 28.3 m<sup>2</sup>  
 TOTAL: 160.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Entry



### Kitchen Diner



## Lounge



## Utility



## Laundry Room

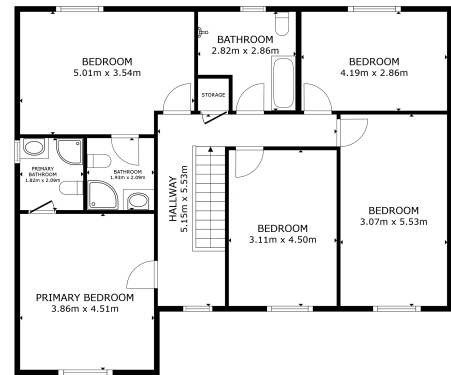


## W/C



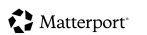
## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 87.3 m<sup>2</sup> FLOOR 2 111.3 m<sup>2</sup>  
ENCLOSURE AREAS - GARAGE 38.9 m<sup>2</sup>  
TOTAL: 146.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Bedroom & En Suite





**Bedroom**



**Bedroom & En Suite**



**Bedroom**





**Bedroom**



**Front Aspect**



**Family Bathroom**



**Rear Garden**



**Externals**





**Office Pod**



## Property Information

Council Tax Band - F

Utilities - Mains Water, Mains Sewer,

Water Meter - Yes

Tenure - Freehold

Solar Panels - Yes (They are owned outright and belong to the property )

Electricity Storage Battery - Yes

Space Heating System - Ground source heat pump

Approximate Heating System Installation Date - 12/15/2020

Water Heating System - Ground sourced water heating

Approximate Water Heating Installation Date - 12/14/2020

Approximate Electrical System Installation Date - 12/8/2020

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - No

Restrictions - Cannot store a caravan or large van on the drive

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>100</b>	<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	