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the family estate agents

Price Guide  
**£350,000**

EPC Rating: B

## 18 Bracon Close

Belton, Doncaster, South Yorkshire, DN9 1RY.

4 Bedroom Detached House



- ✓ A FINE EXECUTIVE DETACHED FAMILY HOME
- ✓ 2 RECEPTION ROOMS PLUS REAR CONSERVATORY
  - ✓ QUALITY FITTED KITCHEN
- ✓ 4 BEDROOMS WITH A MASTER EN SUITE
  - ✓ STYLISH FAMILY BATHROOM
- ✓ ENCLOSED REAR GARDEN



15-17 High Street, Epworth, Lincolnshire, DN9 1EP

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## UN-APPROVED DRAFT BROCHURE

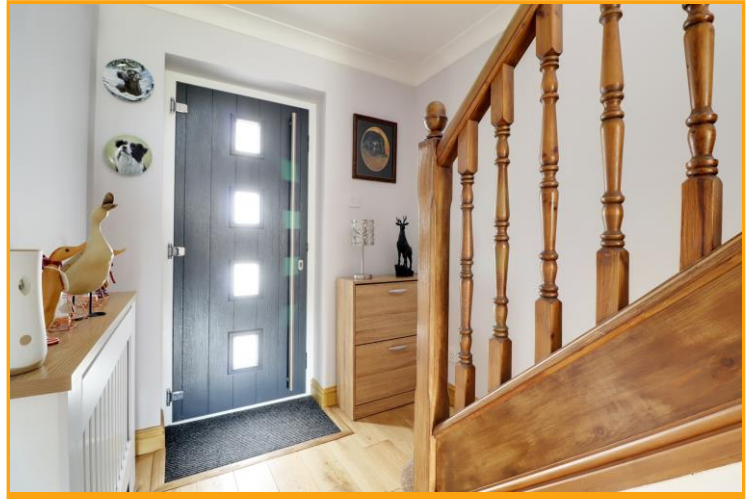
A highly desirable modern detached family home situated in a well regarded development and enjoying arguably one of the best plots available. The accommodation has undergone extensive refurbishment throughout creating a perfect home for a modern family or professional couple. The accommodation comprises;

### **CENTRAL ENTRANCE HALLWAY**

With stylish composite double glazed entrance door with four frosted glazed windows and large stainless steel pull handle, traditional straight flight staircase with hidden shoe storage cupboard beneath leads to the first floor accommodation with open spell balustrading and feature newel posts, wall to ceiling coving and wall mounted Hypertherm thermostatic control for the central heating.

### **CLOAKROOM**

Enjoys a quality modern two piece suite in white comprising low flush WC and vanity wash hand basin with storage cabinet beneath, continuation of oak flooring, fully tiled walls and PVC clad to ceiling.



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## ATTRACTIVE FITTED KITCHEN

Measures 5.19m x 3.4m (17' 0" x 11' 2") maximum. Enjoys a rear uPVC double glazed window and rear uPVC double glazed French doors allowing access to the garden with fitted pull down blind. The kitchen enjoys an extensive range of quality shaker style two tone contrasting low level units, drawer units and wall units with two wall units having glazed fronts with internal glass shelving and downlighting, integral appliances and curved brushed aluminium style pull handles and enjoying a complimentary butcher block worktop with matching uprising that incorporates a one and a half bowl ceramic sink unit with drainer to the side and block mixer tap, a built in five ring electric induction hob with glazed splash back and contemporary glazed extractor with downlighting, eye level double oven, continuation of oak flooring, inset LED spotlights and open access through to;



## FORMAL DINING ROOM

Measures approx. 4.36m x 2.52m (14' 4" x 8' 3"). Enjoys a front uPVC double glaze window, continuation of oak flooring, TV point, inset LED spotlights, matching store cupboard to the kitchen and a personal door through to the garage.



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## SPACIOUS OPEN PLAN LOUNGE/DINING ROOM

Measures approx. 3.57m x 7m (11' 9" x 23' 0") plus projecting front uPVC double glazed window, internal uPVC French doors allowing access to the conservatory, feature inset multi fuel cast iron stove with projecting slate tiled heart, matching backing, brick surround and wooden mantel, attractive oak flooring, wall to ceiling coving and TV point.

## CONSERVATORY

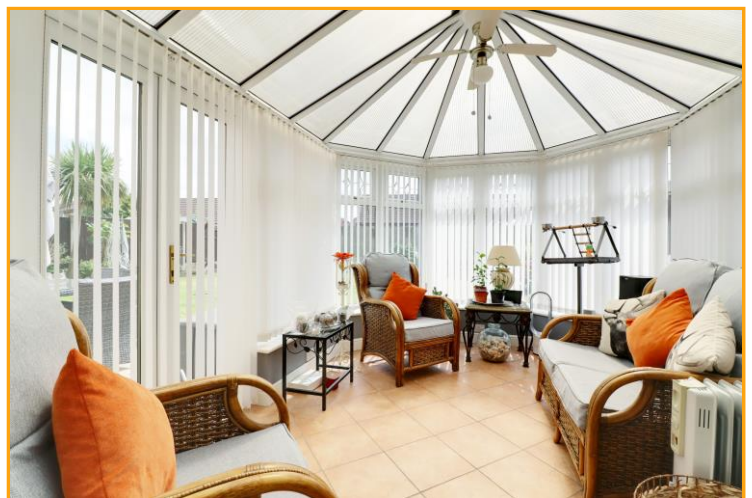
Measures approx. 4.2m x 2.7m (13' 9" x 8' 10"). Enjoys dwarf walling with above uPVC double glazed windows with leaded patterned top lights and side French doors allowing access to the garden, polycarbonate hipped and pitched roof with light and fan and tiled flooring with underfloor heating.

## FIRST FLOOR SPACIOUS LANDING

Measures approx. 1.89m x 4.9m (6' 2" x 16' 1"). Enjoys a front uPVC double glazed window, continuation of open spell balustrading, wall to ceiling coving, loft access and an airing cupboard with cylinder tank and shelving.

## REAR DOUBLE BEDROOM 1

Measures approx. 3.62m x 3.48m (11' 11" x 11' 5"). Enjoys a rear uPVC double glazed window, an extensive range of fitted bedroom furniture, wall to ceiling coving and doors through to;



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## EN SUITE SHOWER ROOM

Measures approx. 1.7m x 2m (5' 7" x 6' 7"). Enjoys a rear uPVC double glazed window with frosted glazing, a quality suite comprising a close couple low flush WC with adjoining vanity wash hand basin with walnut vanity cabinet beneath and above mirrored cabinet, a walk-in double shower cubicle with spa shower, glazed screen, wooden style cushioned flooring, extractor, full mermaid boarding to walls and PVC clad to ceiling.

## FRONT DOUBLE BEDROOM 2

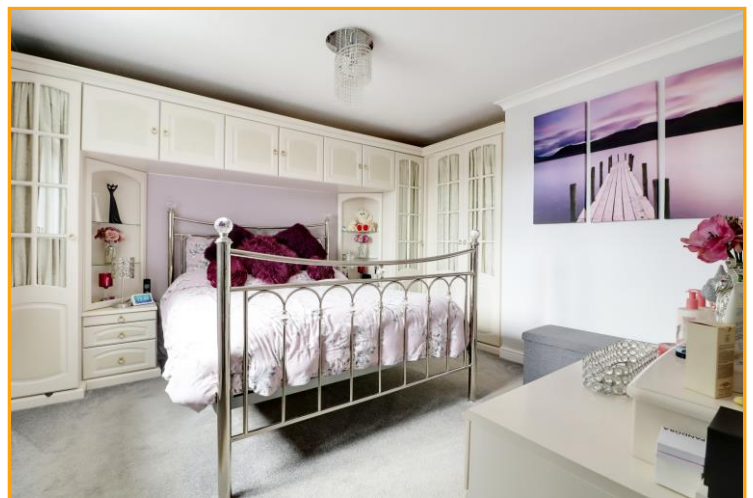
Measures approx. 3.6m x 3.45m (11' 10" x 11' 4"). Enjoys a front uPVC double glazed window, fitted wardrobes with sliding mirrored fronts and TV point.

## BEDROOM 3

Measures approx. 2.78m x 2.59m (9' 1" x 8' 6"). Enjoys a rear uPVC double glazed window, laminate flooring and wall to ceiling coving,

## FRONT BEDROOM 4

Measures approx. 2.58m x 2.17m (8' 6" x 7' 1"). Enjoys a front uPVC double glazed window.



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## STYLISH FAMILY BATHROOM

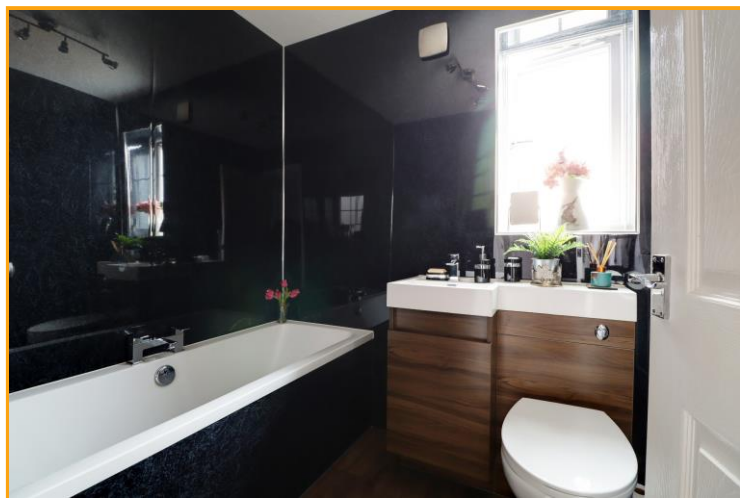
Measures approx. 1.7m x 2m (5' 7" x 6' 7"). Enjoys a side uPVC double glazed window with inset frosted glazing, a modern suite in white comprising close coupled low flush WC with adjoining vanity wash hand basin and walnut style cabinet beneath, his and hers panelled bath with central chrome mixer tap, wooden style cushion flooring, full mermaid boarding to walls and a fitted chrome towel rail.

## GROUNDS

The property occupies a private corner plot with the front allowing extensive parking for an excellent number of vehicles and room for caravan or motorhome if required with the main drive itself being tarmac laid and with deep slate borders providing additional parking. The front entrance door is sheltered, access available down the side and leads to a pleasant enclosed rear garden with Indian slate flag patio and a principally lawned garden and brick raised area.

## OUTBUILDINGS

The property enjoys the benefit of an integral single garage measuring 5.25m x 2.57m (17' 3" x 8' 5") with up and over front door, personal door through to the dining room, internal power and lighting and housing the gas boiler.



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## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

The property benefits from a modern gas fired central heating system to radiators via a Viessman boiler located within the garage and some of the system benefitting from solar assistance.

## DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and doors.

## TENURE

Freehold.

## \*\*IMPORTANT\*\*

### PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



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