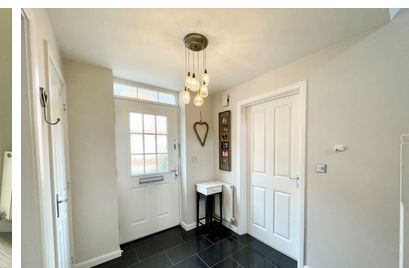
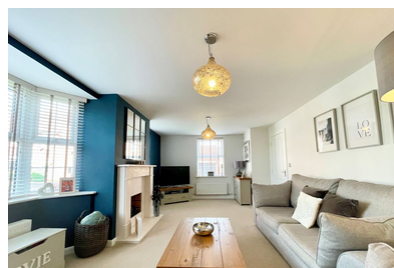


Anson Grove
Auckley
DN9 3QN
01302 867888



Hillcrest Drive, Doncaster

£355,000

WOW, 3Keys Property are delighted to offer for sale this stunning 4 bedroom detached family home, situated on an enviable plot on this popular development in Branton, Doncaster. With unobstructed views to the rear, manicured gardens and detached garage with driveway, we recommend you book an appointment early to avoid disappointment. Call 3Keys Property today 01302 867888.

- 4 BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- QUALITY FINISH WITH AMTICO FLOORING AND GRANITE WORKTOPS
- FULLY FITTED OPEN PLAN KITCHEN/DINING/LIVING AREA
- PRINCIPLE BEDROOM WITH FITTED WARDROBES & ENSUITE
- GROUND FLOOR WC & UTILITY ROOM

- IMMACULATELY PRESENTED THROUGHOUT
- FABULOUS POSITION WITH UNOBSTRUCTED REAR VIEW
- DOUBLE ASPECT LOUNGE
- RECENTLY REFURBISHED BATHROOM AND ENSUITE
- DETACHED GARAGE WITH DRIVEWAY AND PEDESTRIAN ACCESS

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this stunning 4 bedroom detached family home, situated on an enviable plot on this popular development in Branton, Doncaster. This property provides the perfect balance of living accommodation for the growing family. Property comprises entrance hall, lounge, open plan kitchen/dining/family area, utility room, ground floor WC, landing, principle bedroom with a range of fitted wardrobes and ensuite, 3 further bedrooms and a family bathroom with inbuilt tv for the ultimate experience in relaxation. With unobstructed views to the rear, manicured gardens and detached garage with driveway, we recommend you book an appointment early to avoid disappointment.

GROUND FLOOR

A lovely spacious entrance hall which gives access to the lounge, kitchen/dining area, ground floor WC and stairs to the first floor. Floor is finished with a black gloss tile, radiator, store cupboards for shoes and coats and single pendant light fitting.

The lounge has one front aspect window and 2 side aspect windows, one of which is a beautiful bay window ensuring this room makes the most of the daylight. Marble feature fire surround, carpet fitted to floor, 2 x radiators and 2 single pendant light fittings.

The open plan kitchen/dining/living area provides the perfect place to entertain friends and family with a large bay with French doors which open out on the patio. With wood effect Amtico flooring throughout, the kitchen is fully fitted with cream shaker style floor and wall units and has black granite work tops which provide a stunning contrast. Integrated appliances include oven, grill, 6 ring gas hob and extractor hood and plumbing for washing machine. 2 radiator and a number of single pendant light fittings. Access to the utility which is also fitted with wall and floor units with contrasting worktops, plumbing for washing machine and dryer and under stair store cupboard. Side door giving access to rear garden.

Ground floor WC has same tiled floor as hallway and partially tiled walls with WC, handbasin, radiator and single pendant light fitting.

FIRST FLOOR

Greeted with a spacious landing which gives access to all 4 bedrooms and family bathroom. There is a window to the rear with an open aspect view, carpet fitted to floor, radiator, store cupboard and loft access.

Principle bedroom is front aspect with a range of fitted wardrobes, fitted carpet to floor, radiator and single pendant light fitting. Access to ensuite which has part tiled walls, tiled flooring and suite comprising walk in shower, hand basin and WC. Side access obscure glass window, designer radiator and single pendant light fitting.

Bedroom 2 is also front aspect with fitted wardrobes, carpet to floor, radiator and single pendant light fitting. Bedroom 3 has a side aspect window with fitted carpet to floor, radiator and single pendant light fitting. Bedroom 4 is front aspect with storage cupboard, fitted carpet to floor, radiator and single pendant light fitting.

The family bathroom has recently been refurbished and is partially tiled with inbuilt tv adding a touch of luxury. White suite comprising bath tub, hand basin, WC and heated towel rail. Rear aspect obscure glass window and single pendant light fitting.

EXTERNAL

To the front is a well maintained garden with shrubs and flowers which border the property. There is access to both sides of the property and the main garden is laid to lawn with a range of mature shrubs and flowers and a patio area creating a beautiful place to relax in the sunshine. The garage is detached and can be accessed from the rear via a pedestrian door. The garage has an up and over door and benefits from power and lighting. There is also a driveway for additional parking.

Branton village is a highly sought after location in Doncaster which offers excellent access to schools for all ages, local amenities including a beautiful park and grounds, local transport links and the motorway network. To view this property, contact 3Keys Property 01302 867888.

ENTRANCE HALL

LOUNGE

3.61m x 6.41m (11' 10" x 21' 0")

KITCHEN/DINING/FAMILY ROOM

3.76m x 6.40m (12' 4" x 21' 0") NOT INTO BAY

GROUND FLOOR WC

UTILITY ROOM

1.86m x 1.74m (6' 1" x 5' 9")

LANDING

PRINCIPLE BEDROOM

3.58m x 2.71m (11' 9" x 8' 11") & 1.44m x 2.68m (4' 9" x 8' 10")

ENSUITE

2.02m x 1.44m (6' 8" x 4' 9")

BEDROOM 2

3.15m x 3.67m (10' 4" x 12' 0")

BEDROOM 3

2.65m x 3.77m (8' 8" x 12' 4")

BEDROOM 4

2.04m x 2.51m (6' 8" x 8' 3")

FAMILY BATHROOM

1.85m x 2.04m (6' 1" x 6' 8")

ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – TBC

Tenure – Freehold

Communal Garden Maintenance fee - Approx £90 pa.

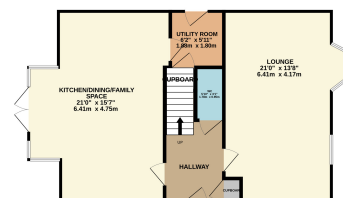
DISCLAIMER

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 checked 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.

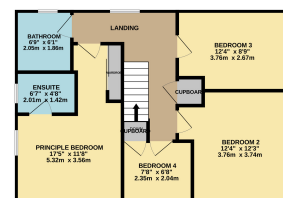
Offer Procedure

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
672 sq ft. (62.4 sq.m.) approx.



1ST FLOOR
632 sq ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq ft. (121.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of items, windows, doors 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 ground, address and description shown here are deemed correct to the best of our knowledge and belief.
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