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Auckley  
DN9 3QN  
01302 867888



## Hillcrest Drive, Doncaster

£399,950

3Keys Property are proud to present this 4 double bedroom detached family home, offered in good order throughout, to the open sales market. Situated on this popular development in Branton, Doncaster, this property ticks all the boxes for the growing family. Large open plan kitchen/dining/family area and separate, spacious lounge, this property has plenty of living space for the 4 double bedrooms it offers. A 4 piece family bathroom and ensuite to master bedroom ensures there is no hanging around for a shower. With a beautifully landscaped rear garden, integral garage and driveway for 2 cars, this property should be on your wanted list. Contact 3Keys Property 01302 867888.

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
- MASTER BEDROOM WITH EN SUITE
- RECENTLY LANDSCAPED REAR GARDEN
- WALKING DISTANCE TO LOCAL SCHOOLS
- POPULAR BRANTON VILLAGE LOCATION
- SPACIOUS KITCHEN / DINING AREA
- UTILITY AND DOWNSTAIRS WC
- INTEGRAL GARAGE AND DRIVEWAY FOR TWO CARS
- CLOSE TO LOCAL AMENITIES

## HALLWAY

## LOUNGE

3.82m x 4.67m (12' 6" x 15' 4") Not into bay window.

## KITCHEN/DINER/FAMILY ROOM

5.84m x 3.51m (19' 2" x 11' 6") Not into bay.

## UTILITY

2.79m x 1.72m (9' 2" x 5' 8")

## DOWNSTAIRS W/C

## MASTER BEDROOM

3.82m x 3.69m (12' 6" x 12' 1")

## EN SUITE

## BEDROOM 2

3.24m x 3.46m (10' 8" x 11' 4")

## BEDROOM 3

3.50m x 3.00m (11' 6" x 9' 10") Maximum measurements

## BEDROOM 4

2.66m x 2.90m (8' 9" x 9' 6")

## FAMILY BATHROOM

2.87m x 1.87m (9' 5" x 6' 2")

## LANDING

## GARAGE

## ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – B

Tenure – Freehold

## 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

GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency or reliability.

Mark van Bergen 02022

