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 3KeysProperty



Beech Drive, Doncaster

£320,000

3Keys Property are delighted to offer for sale this 4 double bedroom detached family home, situated on a quiet cul de sac development in the heart of Branton Village, Doncaster. This property is immaculately presented throughout and is located close to highly sought after primary and secondary schools. Contact 3Keys Property for details 01320 867888.

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- IMMACULATE CONDITION THROUGHOUT
- SEPARATE LOUNGE AND DINING ROOM
- UTILITY + DOWNSTAIRS WC
- GARAGE WITH DRIVEWAY FOR 2 CARS
- BRANTON VILLAGE LOCATION
- KITCHEN/BREAKFASTING ROOM WITH INTEGRAL APPLIANCES
- CONSERVATORY WITH INSULATED ROOF
- MASTER BEDROOM WITH ENSUITE AND FITTED WARDROBES
- LOCATED CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS

## DESCRIPTION

3Keys Property are delighted to offer for sale this 4 double bedroom detached family home, situated on a quiet cul de sac development in the heart of Branton Village, Doncaster. This property is immaculately presented throughout and is located close to highly sought after primary and secondary schools.

Accommodation briefly comprises entrance porch, entrance hall, lounge, dining room, kitchen/breakfasting room, conservatory with insulated roof, utility and downstairs WC. There is access from the utility to the rear garden and the garage. To the first floor is a spacious landing, master bedroom with ensuite and fitted wardrobes, 3 further double bedrooms and a family bathroom.

To the front of the property is a driveway for 2 cars and garden with decorative stone and raised beds with shrubs. The garage has a remote controlled roller door and has power and lighting. There is access to the rear garden which has a mix of lawn, decorative stone and patio. The garden is bordered with flowers, trees and shrubs. Contact 3Keys Property for details 01302 867888.

## ENTRANCE PORCH

Single pendant light fitting and access into entrance hallway.

## ENTRANCE HALL

Carpet to floor, single pendant light fitting, radiator and access to lounge and stairs.

## LOUNGE

3.72m x 4.59m (12' 2" x 15' 1") (Not into bay) With large front aspect bay window, carpet to floor, single pendant light fitting, 2 radiators and French doors into dining room.

## DINING ROOM

2.64m x 3.0m (8' 8" x 9' 10") Carpet to floor, single pendant light fitting, radiator and French door access to conservatory and door to kitchen.

## KITCHEN/DINER

2.98m x 3.10m (9' 9" x 10' 2") Fully fitted kitchen with Quartz overlay worktops, integrated appliances to include a double oven, gas hob, extractor hood and fridge. There is carpet to floor, single pendant light fitting and radiator. Rear aspect window overlooking the garden and door to utility room.

## CONSERVATORY

2.58m x 2.78m (8' 6" x 9' 1") Solid insulated roof conservatory built with brick and glass, French doors onto patio, carpet to floor, spot lighting and electric radiator.

## WC

With Kamdean tiled flooring, wc, hand basin, radiator, side aspect window and single pendant light fitting.

## UTILITY ROOM

1.81m x 2.98m (5' 11" x 9' 9") Fitted with base units, plumbing for washing machine and dryer, rear aspect window, carpet to floor, radiator and access to rear garden.

## MASTER BEDROOM

3.10m x 3.39m (10' 2" x 11' 1") With front aspect bay window, fitted wardrobes, radiator, single pendant light fitting, carpet to floor and access to ensuite.

## EN-SUITE

Side aspect window, walk in shower, wc, hand basin, part tiled walls and Kamdean tiled flooring, radiator and single pendant light fitting.

## BEDROOM 2

2.71m x 3.25m (8' 11" x 10' 8") With front aspect window, store cupboard, radiator, single pendant light fitting and carpet to floor.

## BEDROOM 3

2.70m x 2.62m (8' 10" x 8' 7") Currently used as a study with rear aspect window, radiator, single pendant light fitting and carpet to floor.

## BEDROOM 4

2.68m x 2.62m (8' 10" x 8' 7") With rear aspect window, fitted wardrobe, radiator, single pendant light fitting and carpet to floor.

## BATHROOM

2.05m x 1.68m (6' 9" x 5' 6") Part tiled bathroom with Kamdean tiled flooring, bath tub with shower over, hand basin with vanity unit under, wc, heated towel rail, single pendant light fitting and rear aspect obscure glass window.

## LANDING

Spacious landing with carpet to floor and access to loft which has stair ladder and is partially boarded. There is also an airing cupboard on the landing and single pendant light fitting.

## EXTERNAL

To the front of the property is a driveway for 2 cars and garden with decorative stone and raised beds with shrubs. The garage has a remote controlled roller door and has power and lighting. There is access to the rear garden which has a mix of lawn, decorative stone and patio. The garden is bordered with flowers, trees and shrubs. The property has CCTV security system installed. Contact 3Keys Property for details 01302 867888.

## ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – C

Tenure – Freehold

## DISCLAIMER

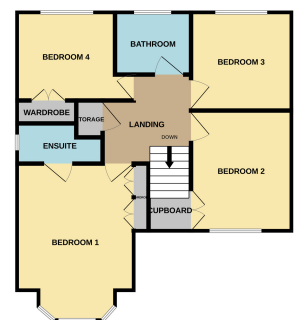
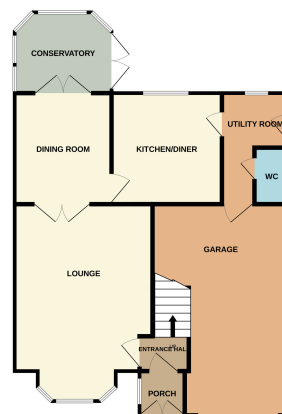
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## Offer Procedure

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  
725 sq.ft. (67.4 sq.m.) approx.

1ST FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1266 sq.ft. (117.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should not be used as a basis for any prospective purchase. The information is given in good faith and is not intended to constitute an offer or any other form of financial advice. It is intended to provide information only for general guidance and is not intended to constitute an offer or any other form of financial advice. It is intended to provide information only for general guidance and is not intended to constitute an offer or any other form of financial advice.

