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Bracken Close, Doncaster

£456,000

3Keys Property proudly present this fantastic family home, nestled in the heart of the semi rural village of Branton, Doncaster, this 4 double bedroom detached property offers an abundance of spacious living accommodation, close to highly sought after schools, a 6th form college and easy access to the motorway network. Tucked away in a private cul de sac, this property is a hidden gem which overlooks a green to the front and has an enviable rear view. Offered with garage and large driveway with parking for 4 cars. To view, contact 3Keys Property today 01302 867888.

- 4 BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- SPACIOUS ACCOMMODATION THROUGHOUT
- 4 RECEPTION ROOMS INCLUDING A SUN ROOM.
- GAMES ROOM/UTILITY
- BLOCK PAVED DRIVEWAY WITH PARKING FOR SEVERAL CARS
- PRIVATE CUL DE SAC LOCATION IN BRANTON
- STUNNING VIEWS TO REAR
- MASTER BEDROOM WITH ENSUITE
- FAMILY BATHROOM WITH BATH AND WALK IN SHOWER
- IDEAL LOCATION FOR SOUGHT AFTER SCHOOLS AND MOTORWAY ACCESS

PROPERTY DESCRIPTION

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GROUND FLOOR

A spacious, welcoming hallway with a good quality wood effect floor which runs throughout the ground floor accommodation. The hallway gives access to the lounge, dining room, study, kitchen, WC and stairs to the first floor. The lounge is situated to the front of the property with a large bay window which floods the room with light, a gas fire with stone surround creates a stylish feature and French doors through to the dining room. The dining room has plenty of space for a dining table and leads to an open plan sun room extension with windows to the side and rear and 4 Velux style windows to the vaulted ceiling. French doors lead out onto the patio.

In addition to the dining room, is a separate reception room, fitted with carpet and a feature semi circle bay window which is currently used as a study, however, this room could also be used as a dining room or snug/playroom depending on your needs. The modern kitchen is fully fitted with a range of shaker style floor and wall units with lighting, contrasting granite worktops and tiled splash backs. There is an integrated oven, 5 ring gas hob and extractor hood, dishwasher and space for a large American style fridge freezer. The floor is tiled and there is a rear aspect window overlooking the private garden, an access door to the side of the property, a large store cupboard and access into the converted garage.

The converted garage has created a games room as well as utility area with sink unit, plumbing for washing machine and wood effect flooring. There is a side aspect obscure glass window and a door leading to the rest of the garage which is currently used for storage. These rooms can easily be converted back to a double garage if that is preferred.

The ground floor wc is partially tiled with wc and hand basin.

FIRST FLOOR

A spacious landing with store cupboard and room for furniture which takes nothing away from the fabulous size double bedrooms this property offers. The master bedroom has fitted wardrobes to one wall providing ample hanging space, fitted carpet, front aspect window and door to ensuite bathroom. The modern ensuite is a fully tiled wet room with walk in shower and glass screen, wc and hand basin. There is a heated towel rail, spot lights and a front aspect window. Bedroom 2 is situated to the front of the property with fitted wardrobes and carpet to floor, bedroom 3 is rear aspect with a fabulous view over fields to the rear, fitted wardrobes and carpet and the 4th bedroom has an equally impressive view with fitted wardrobes and carpet to floor. The family bathroom is fully tiled with a white suite comprising bath tub, hand basin, wc and walk in shower. There is a heated towel rail and spot lights.

EXTERNAL

This impressive property overlooks a green in this exclusive, quiet, cul de sac in Branton, Doncaster. To the front of the property is a large block paved driveway for up to 4 cars and a grass lawn with shrub borders. There is access to the rear garden which is mainly laid to lawn with block paved patio area bordering the property, a shed and fully enclosed fencing. The property backs onto a farmer's field and there is an unspoilt view from the garden.

Branton is a popular village, with easy access to highly sought after schools and a 6th form college. There are amenities within the village that include a wine bar, convenience store, take away, hair and beauty salons as well as a busy village hall sat within a beautiful park which is a great place to visit. Branton also borders the award winning Yorkshire Wildlife Park and offers excellent access to the M18 motorway and Doncaster City Centre.

For more details, contact 3Keys Property today 01302 867888.

ENTRANCE HALLWAY

LOUNGE

3.65m x 5.74m (12' 0" x 18' 10") into bay window.

DINING ROOM

3.64m x 3.09m (11' 11" x 10' 2") maximum measurement

SUN ROOM

2.57m x 4.14m (8' 5" x 13' 7")



STUDY/PLAYROOM

2.46m x 3.65m (8' 1" x 12' 0")

KITCHEN/BREAKFASTING ROOM

4.14m x 4.43m (13' 7" x 14' 6") Maximum measurement

GAMES ROOM/UTILITY

4.82m x 3.31m (15' 10" x 10' 10") Maximum measurement

GROUND FLOOR WC

MASTER BEDROOM

3.66m x 5.24m (12' 0" x 17' 2")

ENSUITE

1.65m x 3.17m (5' 5" x 10' 5")

BEDROOM 2

4.59m x 4.41m (15' 1" x 14' 6")

BEDROOM 3

2.83m x 4.34m (9' 3" x 14' 3")

BEDROOM 4

4.17m x 3.09m (13' 8" x 10' 2")

FAMILY BATHROOM

2.96m x 1.91m (9' 9" x 6' 3")

LANDING

CONVERTED GARAGE USED AS STORE

ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – C

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 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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan (compiled here), 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 provided for general information only and does not constitute an offer. Measurements are to their best knowledge and belief and are not guaranteed. Made with Metre-CHECK.