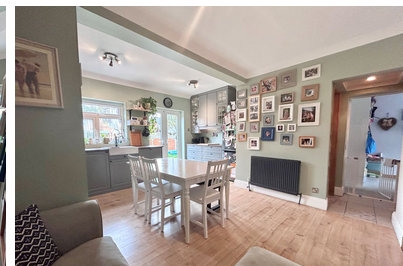


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## St Vincent Avenue, Doncaster

£265,000

3Keys Property are delighted to present to the open sales market, this 3 bedroom semi detached family home in Branton, Doncaster. Situated in a quiet cul de sac within walking distance to local schools and amenities, this traditional family home has been lovingly renovated and briefly comprises of: entrance porch, front aspect lounge, modern kitchen/diner/family room with patio doors onto the large garden, downstairs W/C, utility/boot room and front aspect family room. Upstairs there are 3 bedrooms and a 4 piece family bathroom. This property must be viewed to be appreciated, contact 3Keys Property for details 01302 867888.

- SEMI DETACHED FAMILY HOME
- KITCHEN / DINER WITH PATIO DOORS ONTO THE GARDEN
- 2 RECEPTION ROOMS
- OFF STREET PARKING FOR TWO CARS
- CLOSE PROXIMITY TO LOCAL SCHOOLS
- 3 BEDROOMS
- UTILITY/BOOT ROOM
- LARGE REAR GARDEN
- MUST BE VIEWED TO BE APPRECIATED
- VILLAGE LOCATION

## ADDITIONAL INFORMATION

3Keys Property are delighted to present to the open sales market, this 3 bedroom semi detached family home in Branton, Doncaster. Situated in a quiet cul de sac within walking distance to local schools and amenities, this traditional family home has been lovingly renovated to provide the perfect accommodation for a family.

### GROUND FLOOR

A welcoming entrance porch leads to the front lounge with bay window, feature fireplace and leading into the kitchen/family room. Lovingly renovated, the kitchen comprises of grey shaker style floor and wall units with contrasting worktops, Belfast sink with mixer tap, double oven, hob and extractor fan, dish washer and space for a fridge freezer. This room is the heart of the family home and French doors lead out to the garden patio. The family room area provides space to relax. There is a further reception room off the kitchen which is used as a utility/boot room with home office and snug/playroom. This room is 9 meters long so offers space to suit your requirements. There is also a ground floor W/C and understairs pantry.

### FIRST FLOOR

A spacious landing with large window overlooking the garden leading to 3 bedrooms and family bathroom. The front facing master bedroom with a large built in closet offers a great space to relax. Second double bedroom with front and side aspect windows and rear facing 3rd bedroom with fitted wardrobes. A huge selling point to this property is the spacious, 4 piece family bathroom with corner bath tub, walk in shower, hand basin and W/C.

### EXTERNAL

This wonderful family home has a large rear garden which is mainly laid to lawn, mature trees and patio area. To the front there is off street parking for 2 cars.

The property is located in the popular village of Branton with a sought after primary school. Secondary schools are easily accessible and the property is within walking distance to local amenities. A short drive from the property is The Yorkshire Wildlife Park and there is easy access to the Great Yorkshire Way link road opening up the M18/A1 motorway networks.

### LOUNGE

3.88m x 4.78m (12' 9" x 15' 8")

### KITCHEN/FAMILY ROOM

4.36m x 4.92m (14' 4" x 16' 2") (maximum measurements)



## UTILITY/BOOT/RECEPTION ROOM

2.79m x 9.20m (9' 2" x 30' 2")

## BEDROOM 1

3.63m x 3.51m (11' 11" x 11' 6")

## BEDROOM 2

2.65m x 5.01m (8' 8" x 16' 5")

## BEDROOM 3

2.88m x 2.53m (9' 5" x 8' 4")

## FAMILY BATHROOM

2.65m x 3.49m (8' 8" x 11' 5")

## ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – TBC

Tenure – Freehold

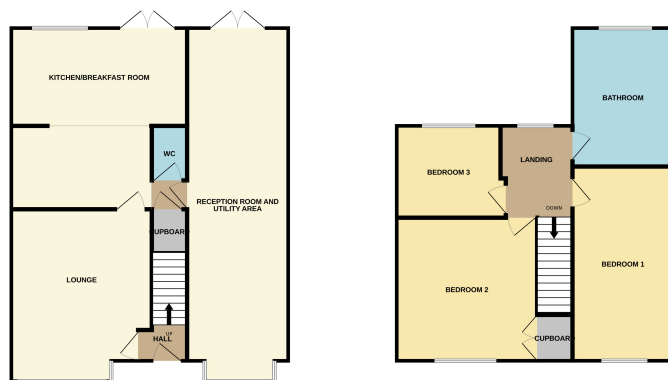
### DISCLAIMER

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 check 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

GROUND FLOOR  
785 sq.ft. (73.0 sq.m.) approx.

1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1401 sq.ft. (130.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of actual dimensions, location and other details are not guaranteed and are subject to change without notice. The purchaser is advised to verify the accuracy of the floorplans and other details before making an offer. The floorplans are for general information only and do not constitute an offer of any kind. The floorplans are not to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of sale.  
Made with Metaphor ©2023