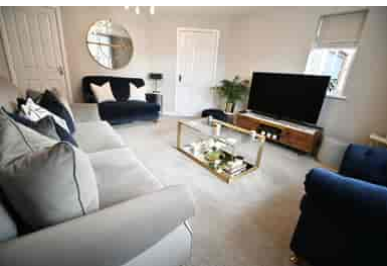


Anson Grove
Auckley
DN9 3QN
01302 867888



Hillcrest Drive, Doncaster

£379,950

3Keys Property are delighted to offer for sale this stunning 4 double bedroom detached property situated on this popular development in Branton, Doncaster. Offered in immaculate condition throughout, the property benefits from an open plan kitchen, dining and living area with French doors onto the rear patio, a spacious separate lounge with double aspect windows and master bedroom with built in wardrobes and ensuite. The property also has an integral garage and driveway for 2 cars, utility room and ground floor WC. Perfect location for families with highly sought after schools and 6th form college close by. To view this property, contact 3Keys Property 01302 867888.

- STUNNING 4 DOUBLE BEDROOM DETACHED PROPERTY
- OPEN PLAN KITCHEN / DINER / LIVING AREA
- FAMILY BATHROOM WITH BATH AND WALK IN SHOWER
- WC AND UTILITY ROOM
- LANDSCAPED REAR GARDEN WITH PATIO AREAS
- OFFERED IN IMMACULATE CONDITION THROUGHOUT
- MASTER BEDROOM WITH BUILT IN WARDROBES AND ENSUITE
- SEPARATE LOUNGE WITH BAY WINDOW
- INTEGRAL GARAGE AND DRIVEWAY FOR TWO CARS
- EASY ACCESS TO CITY CENTRE & MOTORWAY NETWORK

ENTRANCE HALL

WC

LOUNGE

3.83m x 4.63m (12' 7" x 15' 2") NOT INTO BAY WINDOW

OPEN PLAN KITCHEN/DINING/FAMILY AREA

5.86m x 3.49m (19' 3" x 11' 5") CHANGING TO 3.08m x 4.78m (10' 1" x 15' 8")

UTILITY

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

LANDING

MASTER BEDROOM

3.83m x 3.7m (12' 7" x 12' 2")

EN SUITE

1.48m x 2.31m (4' 10" x 7' 7")

BEDROOM 2

3.85m x 3.47m (12' 8" x 11' 5") REDUCING TO 3.25m x 3.47m (10' 8" x 11' 5") NOT INCLUDING WARDROBES

BEDROOM 3

3.86m x 2.91m (12' 8" x 9' 7") REDUCING TO 3.05m x 2.91m (10' 0" x 9' 7") NOT INCLUDING WARDROBES

BEDROOM 4

2.91m x 3.59m (9' 7" x 11' 9") REDUCING TO 2.66m x 3.59m (8' 9" x 11' 9")

BATHROOM

2.84m x 1.94m (9' 4" x 6' 4") MAXIMUM MEASUREMENT

ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – C

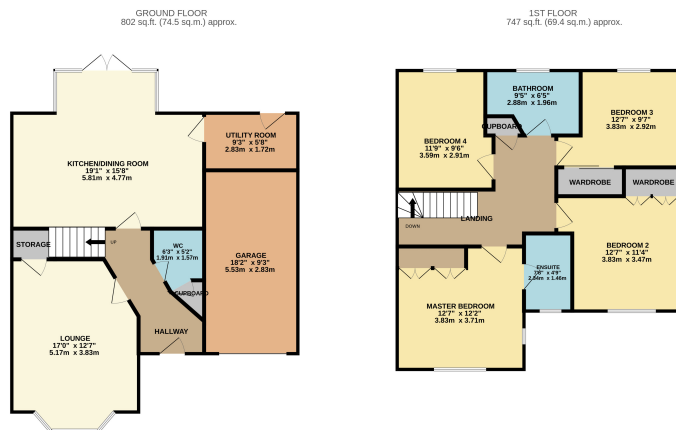
Tenure – Freehold

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 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

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



TOTAL FLOOR AREA: 1549 sq.ft. (143.9 sq.m.) approx.
We warrant that the floor plans have been prepared to the best of our knowledge and belief, but we do not warrant their accuracy or completeness. The plans are for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given in this regard.
Mark van Bergen 2022

