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Doncaster Road, Doncaster

£299,950

3Keys Property proudly present this 3 double bedroom detached bungalow, situated in Branton, Doncaster, to the open sales market. The property is offered in good order throughout with 3 double bedrooms, spacious front aspect lounge and dining room, good size kitchen with utility and a family bathroom with an additional separate wc. Double garage with remote controlled access and large resin driveway providing parking for several cars. Offered with no onward chain, contact 3Keys Property today for details 01302 867888.

- 3 BEDROOM DETACHED BUNGALOW
- BRANTON VILLAGE LOCATION
- SPACIOUS FRONT ASPECT LOUNGE AND DINING AREA
- FAMILY BATHROOM WITH BATH TUB & WALK IN SHOWER
- LOW MAINTENANCE GARDEN WITH PATIO
- LARGE PLOT WITH RESIN DRIVEWAY AND DOUBLE GARAGE
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- 3 DOUBLE BEDROOMS, 2 WITH FITTED WARDROBES
- UTILITY AND SEPARATE WC
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

## PROPERTY DESCRIPTION

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## ACCOMMODATION

Side porch with tiled floor and wall lights gives access to the main entrance. The hallway is spacious with carpet fitted to floor, 2 store cupboards, 2 single pendant light fittings, 2 radiators and loft hatch. All accommodation apart from the utility can be accessed from the hallway.

The spacious front aspect lounge and dining area is a gorgeous feature of this property with 2 bow windows and 2 additional side aspect windows which flood this room with light. The room is fitted with carpet and has 2 single pendant light fittings and 2 radiators. There is access from the dining area into the kitchen.

The kitchen is fully fitted with a range of floor and wall units with contrasting worktops, tiled splash backs, integrated appliances include an oven and hob, side aspect window, side access door to utility, radiator, carpet to floor and space for dining table. The fully tiled utility has a front and side aspect window and rear door to garden. The floor is tiled and there is fitted floor and wall units, wall unit housing the boiler and plumbing for the washing machine.

The fully tiled bathroom has a side aspect window and suite comprising bath tub, hand basin, wc and walk in shower. The floor is tiled and there is a radiator and single pendant light fitting. In addition to the bathroom is a separate fully tiled wc with side aspect window, tiled floor, hand basin and radiator.

Master bedroom is rear aspect with fully fitted wardrobes, carpet to floor, radiator and single pendant light fitting. Bedroom 2 is a spacious double bedroom and also rear aspect with fully fitted wardrobes and drawers, carpet to floor, radiator and single pendant light fitting. Bedroom 3 is side aspect with carpet to floor, radiator and single pendant light fitting.

## EXTERNAL

To the front of the property is a large front garden which sets the property back from Doncaster Road. The garden is low maintenance with decorative stone and mature shrub borders. There is a large resin driveway which sweeps from the front of the property, down the side and into the rear garden providing ample parking space for several cars. There is a resin path which borders the property to the front and sides.

To the rear of the property is a low maintenance patio area, green house, 2 sheds and a double garage with remote controlled access.

Branton village is a popular location with a bustling, friendly community. There is a local park which offers a lovely place to walk and rest as well as a community centre which provides a number of activities and clubs such as Branton Coffee Club, WI, art club, book club and many fitness classes etc. Local amenities include beauty salons, hair salons, convenience store, wine/coffee bar, local pub/restaurant and the award winning Yorkshire Wildlife Park. Doncaster city centre is easy to get to with good local transport links and there is excellent access to the motorway.

To view this property, contact 3Keys Property today 01302 867888.

## HALLWAY

## LOUNGE/DINING AREA

4.21m x 7.76m (13' 10" x 25' 6")

## KITCHEN/BREAKFASTING ROOM

3.61m x 3.88m (11' 10" x 12' 9")

## MASTER BEDROOM

3.78m x 3.93m (12' 5" x 12' 11")

## BEDROOM 2

3.84m x 3.32m (12' 7" x 10' 11")

## BEDROOM 3

2.71m x 2.69m (8' 11" x 8' 10")

## BATHROOM

2.74m x 2.37m (9' 0" x 7' 9")

## WC

## ADDITIONAL INFORMATION

Council Tax Band – C

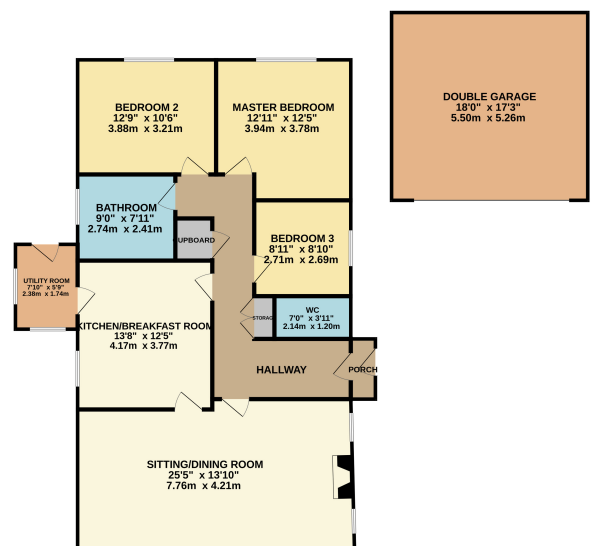
EPC rating – TBC

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.

GROUND FLOOR  
1495 sq.ft. (138.9 sq.m.) approx.



TOTAL FLOOR AREA: 1,495 sq.ft. (138.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, fixtures and appliances shown here have not been tested and no guarantee is given that they are in working order.  
EPC: TBC

