



Badgers Holt, Doncaster

£259,950

3Keys Property are delighted to offer to the open sales market this immaculate 3 bedroom semi detached property on this highly sought after development in Branton, Doncaster. Rear aspect kitchen /dining room with French doors that open onto the south facing rear garden which is beautifully landscaped with porcelain tiles and artificial grass, providing a lovely place to relax with friends and family. Driveway for 3 cars, electric car charging point and a detached garage. Viewing is highly recommended, contact 3Keys

- 3 BEDROOM SEMI DETACHED PROPERTY
- MODERN KITCHEN / DINER WITH INTEGRATED APPLIANCES
- GROUND FLOOR WC
- DETACHED GARAGE WITH DRIVEWAY FOR 3 CARS
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS

- IMMACULATE CONDITION THROUGHOUT
- BATHROOM WITH SHOWER OVER BATH
- LANDSCAPED, SOUTH FACING REAR GARDEN
- ELECTRIC CAR CHARGING POINT
- HIGHLY SOUGHT AFTER SCHOOLS AND 6TH FORM COLLEGE

PROPERTY DESCRIPTION

3Keys Property are delighted to offer to the open sales market this immaculate 3 bedroom semi detached property on Badgers Holt in Branton, Doncaster. Accommodation briefly comprises; entrance hallway, downstairs w/c, front facing lounge, modern fitted kitchen/diner with integral oven, hob & extractor, fridge, freezer, dishwasher and washing machine; the energy efficient central heating boiler is also housed within the kitchen. French doors to rear garden which is beautifully landscaped with porcelain tiles and artificial grass, providing a lovely place to relax with friends and family. Stairs to first floor landing lead to 3 bedrooms and a family bathroom with bath over shower. Externally, the property benefits from a driveway providing parking for 3 cars, car charging point and a detached garage.

GROUND FLOOR

There is an entrance hall to the front of the property which has carpet fitted to floor, radiator and single pendant light fitting. Stairs to the first floor accommodation, door leading to lounge and door to WC.

The front aspect wc has a hand basin, single pendant light fitting and radiator. Tiled floor and spot lighting.

Lounge with front aspect window, carpet fitted to floor, radiator, single pendant light fitting and door to kitchen / dining room.

The stylish kitchen is fully fitted with white high gloss floor and wall units and contrasting worktops. Integrated appliances include an oven and gas hob with extractor hood, dishwasher, fridge, freezer and washing machine. French doors open out onto the rear garden and rear aspect window. The kitchen / dining area has a tiled floor with space for a dining table. Radiator, spotlighting and understairs storage cupboard.

FIRST FLOOR

Landing with carpet to floor, single pendant light fitting, access to loft, side aspect window and doors to all 3 bedrooms and family bathroom.

Bedroom 1 has a front aspect window, carpet to floor, single pendant light fitting and radiator. Bedroom 2 has a rear aspect window, carpet to floor, single pendant light fitting and radiator. Bedroom 3 is currently used as a dressing room and fitted with wardrobes and has a large storage cupboard. Front aspect window, carpet to floor, single pendant light fitting and radiator.

Rear aspect part tiled family bathroom which has a white suite comprising of a bath tub with shower over, hand basin and wc. There is a tiled floor, heated towel rail, spot lighting.

EXTERNAL

This property benefits from a beautiful south facing rear garden, which is beautifully landscaped with with porcelain tiles and artificial grass lawn. There is access to the integral garage which has an up and over door and power and lighting. In addition to the detached garage is a driveway providing parking for up to 3 cars and an open plan side garden well maintained with a range of flowers and shrubs.

This development offers easy access to the M18 motorway network and Doncaster City Centre. There are a number of local schools, some of which are in walking distance from this property. Branton is served well with local amenities including a community hall with beautiful park and grounds. There are many local walks and the Yorkshire Wildlife Park borders the village. To view this property, please contact 3Keys Property 01302 867888.

HALLWAY



LOUNGE

3.99m x 4.34m (13' 1" x 14' 3")

KITCHEN/DINING ROOM

3.21m x 4.90m (10' 6" x 16' 1")

LANDING

BEDROOM 1

2.89m x 4.18m (9' 6" x 13' 9") MAX MEASUREMENT

BEDROOM 2

2.88m x 3.41m (9' 5" x 11' 2")

BEDROOM 3

3.02m x 2.19m (9' 11" x 7' 2") MAX MEASUREMENTS

BATHROOM

1.87m x 1.96m (6' 2" x 6' 5")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – TBC

Tenure – Freehold

Loft - No fixed ladder.

Boiler - Original combination boiler

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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes only and should not be used as a basis for prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operation or efficiency (as far as applicable).
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