Anson Grove Auckley DN9 3QN 01302 867888

# **3Keys**Property



# Doncaster Road, Doncaster £245,000

3Keys Property is delighted to present for sale this beautiful, extended 3-bedroom semi detached property, located in the popular village of Branton, Doncaster. This property is tastefully decorated and features a spacious fully fitted kitchen/dining room extension with large French doors opening onto the garden, front aspect lounge with bay window, rear aspect snug with sliding doors onto garden, 2 double bedrooms, 1 single bedroom, a refurbished family bathroom and ground floor utility and wc. There is a driveway with parking space for 2 cars. This home is an excellent opportunity for a growing family and is offered in excellent condition throughout. For more details, please contact 3Keys Property at 01302 867888.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- BEAUTIFUL SOUTH
  FACING REAR GARDEN
- NO ONWARD CHAIN
- FULLY TILED SHOWER
  ROOM
- CATCHMENT AREA FOR HIGHLY SOUGHT AFTER SCHOOLS AND 6TH FORM COLLEGE
- STUNNING GROUND FLOOR KITCHEN/DINING ROOM EXTENSION
- FRONT ASPECT LOUNGE AND REAR ASPECT SNUG
   GROUND FLOOR UTILITY
- GROUND FLOOR UTILITY
  AND WC
  DANGE OF ETTED
- RANGE OF FITTED
  WARDROBES TO 2 DOUBLE
  BEDROOMS
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS

#### PROPERTY DESCRIPTION

3Keys Property is delighted to present for sale this beautiful, extended 3-bedroom semi detached property, located in the popular village of Branton, Doncaster. This property is tastefully decorated and features a spacious fully fitted kitchen/dining room extension with large French doors opening onto the garden and glass lantern roof, front aspect lounge with bay window, rear aspect snug with sliding doors onto garden, 2 double bedrooms, 1 single bedroom, a refurbished family bathroom and ground floor utility and wc. There is a driveway with parking space for 2 cars. This home is an excellent opportunity for a growing family and is offered in excellent condition throughout.

#### GROUND FLOOR

An entrance porch gives access to a stylish entrance hall which leads to lounge, kitchen/breakfasting room, snug and stairs to first floor accommodation. With an original tiled floor, single pendant light fitting, understairs cupboard and radiator.

The lounge has a large front aspect bay window, floor is fitted with wood effect laminate, radiator and single pendant light fitting.

Adding the wow factor to this property is the open plan kitchen which is fitted with a range of cream shaker style floor and wall units with wood worktops and breakfast bar which provides the ideal space to grab a bite to eat. Integrated fridge freezer, free standing dual fuel Range oven set in a tiled alcove with extractor, making this a lovely feature to this room. Spot lighting and wood effect tiled flooring which flows throughout the kitchen, dining room, utility and ground floor wc.

The open plan dining area is part of the extension which is flooded with light via a lantern glass roof and side aspect French doors. There is also a side aspect window overlooking the patio and the room has spot lighting and radiator. There is a door that leads to the utility room.

The utility is fitted with the same shaker style units and worktop with a sink unit and has plumbing within the base units for dishwasher and washing machine which the vendor intends to leave behind. Rear access door leads to garden.

Ground floor wc which is mainly tiled feature circular rear aspect window, hand basin, heated towel rail and spot lighting.

### FIRST FLOOR

Landing with side aspect window, carpet fitted to floor and access to loft which is part boarded with access ladder and lighting. The landing gives access to all 3 bedrooms and the family bathroom.

Bedroom 1 is rear aspect overlooking the stunning garden. A wide range of well fitted wardrobes add a touch of luxury, wood effect laminate fitted to floor, radiator and single pendant light fitting.

Bedroom 2 is a front aspect double, again with fitted wardrobes, wood effect laminate fitted to floor, radiator and single pendant light fitting.

Bedroom 3 is a front aspect single bedroom, currently used as an office. With ca beautiful wood floor, radiator and single pendant light fitting.

The fully tiled family bathroom has a white suite with walk in shower, hand basin and wc. There is a rear aspect obscure glass window, heated towel rail, cupboard housing the combi boiler, single pendant light fitting and tiled floor.

#### EXTERNAL

To the front of the property is a driveway which provides 2 car parking spaces and there is access to the property from the front and the side. A side gate gives access to a beautiful, large south facing rear garden which is landscaped with a grass lawn, a wide range of manicured shrubs, flowers and trees, patio areas for entertaining family and friends and enjoying the sun. There is also a brick store and shed for storage and greenhouse.

The property is situated in the highly sought after village of Branton, Doncaster. The property is well located for local amenities and schools with a popular community centre, park and grounds off Killham Lane. Close to the award winning Yorkshire Wildlife Park and Hive shopping development. Also offering easy access to the motorway network, the city centre and local transport links. To view this stunning family home, contact 3Kevs Property on 01302 867888.

#### PORCH

ENTRANCE HALL

#### LOUNGE

3.59m x 4.45m (11' 9" x 14' 7") MAXIMUM MEASUREMENT



## KITCHEN

3.31m x 3.97m (10' 10" x 13' 0")

# NUG

2.17m x 2.69m (7' 1" x 8' 10")

#### DINING ROOM

2.99m x 3.40m (9' 10" x 11' 2")

wc

0.88m x 2.13m (2' 11" x 7' 0")

UTILITY 2.02m x 2.12m (6' 8" x 6' 11")

LANDING

BEDROOM 1 3.20m x 3.99m (10' 6" x 13' 1")

BEDROOM 2 3.24m x 3.67m (10' 8" x 12' 0")

BEDROOM 3 2.22m x 2.37m (7' 3" x 7' 9")

BATHROOM

1.99m x 2.15m (6' 6" x 7' 1") MAXIMUM MEASUREMENT

ADDITIONAL INFORMATION

Council Tax Band – B EPC rating – C Tenure – Freehold Parking - Driveway with 2 spaces Loft - Ladder & light - part boarded. Boiler - Combi boiler - serviced annually

#### 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

> GROUND FLOOR 1ST FLOOR 646 sq.ft. (60.0 sq.m.) approx. 440 sq.ft. (40.8 sq.m.) approx





TOTAL FLOOP APEE-1 (205 sp.ft, (200 sp.gt, m) approx. White ways thereing has been reade to sume the accuracy for flox floxes/or constants of doors, whiteks, come and any other larms are approximite and on expansibility in leafs to the green, ornamics on envisionent. This plant is for liamshare parameters of any of adoled here, reasonance prospective particular, so that any approximation of the strategies of the strat