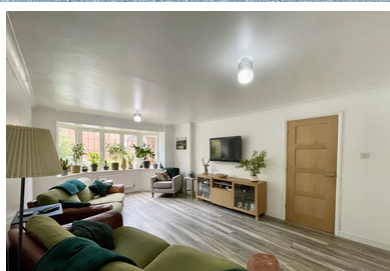


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Bracken Close, Doncaster

£465,000

3Keys Property are delighted to present to the open sales market this impressive five double bedroom detached family home, complete with a self-contained annexe, set in a peaceful cul-de-sac in the sought-after village of Branton, Doncaster. Ideally located for excellent local schools and convenient motorway links, this substantial property offers generous and versatile living space perfect for modern family life. Contact 3Keys Property to book an appointment 01302 867888.

- 5 DOUBLE BEDROOMS WITH ANNEXE
- BRANTON VILLAGE LOCATION
- DINING AREA WITH BI FOLD DOORS ONTO PATIO
- FAMILY BATHROOM WITH SHOWER OVER BATH
- DOUBLE GARAGE WITH DRIVEWAY FOR ADDITIONAL PARKING
- ANNEXE WITH BEDROOM, SNUG AND SHOWER ROOM
- BEAUTIFULLY FITTED HIGH GLOSS KITCHEN WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH ENSUITE BATHROOM & FITTED WARDROBES
- UTILITY + DOWNSTAIRS WC
- SITUATED CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS AND EASY ACCESS TO MOTORWAY NETWORKS



PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this impressive five double bedroom detached family home, complete with a self-contained annexe, set in a peaceful cul-de-sac in the sought-after village of Branton, Doncaster. Ideally located for excellent local schools and convenient motorway links, this substantial property offers generous and versatile living space perfect for modern family life.

Upon entering, you are welcomed by a spacious entrance hall finished with stylish wood-effect laminate flooring, which extends through to the lounge and snug. The lounge features a large front-facing bay window and flows through double doors into the beautifully designed kitchen and dining area. The kitchen is fitted with a full range of high-gloss wall and floor units, contrasting worktops, glass splashbacks, and high-spec integrated appliances including a tall fridge, tall freezer, dishwasher, washing machine, dryer, and a freestanding range cooker. A rear window and bi-fold doors provide plenty of natural light and direct access to the rear garden, while the tiled flooring, designer radiators and LED spotlights complete the modern look. Adjacent to the kitchen, a well-equipped utility room offers additional functionality and access to the garden.

The ground floor also includes a snug with French doors, a side-facing window and a convenient downstairs WC with hand basin and obscure glazed window. One of the standout features of this property is the self-contained annexe, which offers excellent flexibility for multigenerational living. Accessed via the inner hallway, which has a Velux-style window and laminate flooring, the annexe includes a ground floor snug or sixth bedroom, a modern shower room, and a staircase leading to a spacious fifth double bedroom with vaulted ceilings, front aspect round window and a Velux skylight. Internal access to the double garage is also available from this area.

The first floor is equally impressive, featuring a bright and airy landing with carpeted flooring that continues into all four double bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish ensuite with walk-in shower, hand basin and WC. Bedroom two enjoys dual front-aspect windows and fitted storage, while bedrooms three and four overlook the rear garden and include radiators and pendant light fittings. A well-appointed family bathroom includes a white bathtub with shower over, hand basin, WC, obscure glass window, heated towel rail and vinyl flooring.

Externally, the property enjoys a picturesque outlook over a green open space to the front, with an integral double garage, power and lighting, and driveway parking for two vehicles. The rear garden is private and beautifully landscaped, backing onto a wooded area with no overlooking neighbours. It features a large tiled patio, artificial lawn, a range of shrubs and trees, vegetable patch, and an outdoor entertainment area including a brick-built barbecue, garden shed/bar, and fishpond. A side gate provides secure access to the front, and the garden is enclosed with wood fencing, making it a perfect space for relaxing or entertaining.

This remarkable home combines space, style and flexibility in an enviable location. It is ideal for families looking for room to grow or for those needing private accommodation for extended family. Viewings are highly recommended to fully appreciate all that this home has to offer.



registration, and potential future use of this land. This property has been marketed and valued excluding any consideration of this additional land.

LOUNGE

3.68m x 5.27m (12' 1" x 17' 3")

KITCHEN/DINER

7.93m x 3.39m (26' 0" x 11' 1")

UTILITY ROOM

2.08m x 1.94m (6' 10" x 6' 4")

GROUND FLOOR ANNEXE SNUG/ BEDROOM 6

2.65m x 3.19m (8' 8" x 10' 6") MAXIMUM MEASUREMENTS

GROUND FLOOR ANNEXE SHOWER ROOM

1.96m x 2.30m (6' 5" x 7' 7")

WC

1.94m x 1.78m (6' 4" x 5' 10") MAXIMUM MEASUREMENT

MASTER BEDROOM

3.52m x 4.67m (11' 7" x 15' 4") INCLUDING FITTED WARDROBES

EN SUITE

2.73m x 1.86m (8' 11" x 6' 1")

BEDROOM 2

4.34m x 2.59m (14' 3" x 8' 6")

BEDROOM 3

2.83m x 3.18m (9' 3" x 10' 5")

BEDROOM 4

2.88m x 3.24m (9' 5" x 10' 8")

FAMILY BATHROOM

2.07m x 2.04m (6' 9" x 6' 8")

ANNEXE BEDROOM 5

5.02m x 3.97m (16' 6" x 13' 0") RESTRICTED HEADROOM



28 BRACKEN CLOSE, BRANTON  
TOTAL FLOOR AREA: 2131 sq ft (203.8 sq m) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, buildings, roads and any other details are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The actual layout and construction shall have not been tested and no guarantee as to their operability or efficiency can be given.  
Mark and Morgan Ltd 2022