

Anson Grove
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Ashwood Close, Doncaster

£479,950

3Keys Property are delighted to offer for sale, this beautifully appointed four-bedroom detached family home, perfectly positioned within this popular, sought after development in Branton, Doncaster. Offering a superb blend of elegance, space, and modern functionality, this property is designed to meet the needs of contemporary family living.

This property has been extended to the rear to provide a stunning open-plan kitchen, dining, and family area, thoughtfully laid out to create a light-filled, sociable space that's perfect for everyday living and entertaining alike. High-quality finishes and sleek design elements add a touch of luxury throughout. The home offers four bedrooms, with the principal bedroom benefitting from an en-suite bathroom. Outside, enjoy the tranquillity of a south-facing, beautifully manicured rear garden—a perfect retreat for alfresco dining, play, or peaceful relaxation. This is more than just a house—it's a home of true distinction in one of Doncaster's most desirable locations. Contact 3Keys Property for details 01302 867888.

- EXTENDED 4 BEDROOM DETACHED FAMILY HOME
- BRAND NEW CONTEMPORARY FAMILY BATHROOM
- UTILITY + DOWNSTAIRS WC
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS
- PRINCIPAL BEDROOM WITH ENSUITE & FITTED WARDROBES
- LARGE REAR ASPECT KITCHEN/FAMILY ROOM WITH BI FOLD DOORS
- SPACIOUS LOUNGE WITH CHESNEY LOG BURNER
- SNUG/OFFICE
- CATCHMENT AREA FOR HIGHLY SOUGHT AFTER SCHOOLS
- DETACHED DOUBLE GARAGE, ELECTRIC CAR CHARGING POINT & DRIVEWAY FOR 4 CARS

PROPERTY DESCRIPTION

Welcome to this beautifully appointed four-bedroom detached family home, perfectly positioned within this popular, sought after development in Branton, Doncaster. Offering a superb blend of elegance, space, and modern functionality, this property is designed to meet the needs of contemporary family living.

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This property offers spacious and flexible living across two floors featuring a large open-plan kitchen, dining, and family room with aluminium bi-fold doors opening onto a south-facing garden. There's a larger than average lounge, snug/office, ground floor WC, utility room, and a lovely spacious entrance hallway. To the first floor, you will find a fabulous size principal bedroom with an en-suite and fitted wardrobes, 3 further bedrooms, and a brand new family shower room. To the front of the property, there's a block paved driveway with parking for 4 cars, a double garage with electric up and over door and storage in the eaves. The vendors have just installed a brand new Ohme electric car charging point.

GROUND FLOOR

Welcoming entrance hallway which sets the tone for the quality throughout this family home with a beautiful wood effect Karndean floor which runs seamlessly throughout the majority of the ground floor accommodation. The hallway gives access to the lounge, open plan kitchen/family/dining room, ground floor wc and snug/office. With 2 store cupboards, radiator, single pendant light fitting and stairs to the first floor accommodation.

Larger than average front-aspect lounge, perfect for relaxation or entertaining with a Chesneys log burner fire, set within a stone fire surround, carpet fitted to floor, 2 radiators, 2 single pendant light fittings and French doors into the family living area.

An impressive open-plan fitted kitchen, dining, and family room featuring bi-fold doors which open onto the south-facing, landscaped rear garden—flooded with natural light and ideal for indoor-outdoor living. The kitchen is fitted with stylish, cream shaker style floor and wall units with solid wood work tops. There is a large central island providing space to socialise or grab a bite to eat. Integrated appliances include a dishwasher and wine cooler and there is space for an American style fridge freezer and range oven.

The dining area provides plenty of space for a large dining table and the family area is an idea space to relax, watch tv or enjoy the garden. 3 Velux windows, designer radiator, single pendant light fitting and wall lights complete this stunning room. Door leading to utility.

Practical ground floor WC and utility room for everyday convenience. The utility has fitted units and worktop, matching the kitchen and providing storage for cleaning essentials. Plumbing for the washing machine and space for a tumble dryer. There is a side access door leading to the garden, single pendant light fitting and radiator. The side aspect ground floor wc is part tiled with hand basin and single pendant light fitting.

The snug/office has a side aspect window, fitted carpet, single pendant light fitting and radiator.

FIRST FLOOR ACOMMODATION

Elegant galleried landing leading to four well-proportioned bedrooms and family bathroom. The landing is fitted with carpet and gives access to the loft which is fully insulated. There is also a store cupboard for towels and bed linen.

Very large, front aspect principal bedroom with en-suite and fitted wardrobes. With carpet fitted to floor, radiator and single pendant light fitting. The ensuite is rear aspect and fully tiled with walk in shower, hand basin and wc. heated towel rail, spot lighting and tiled floor.

Bedroom 2 has fitted wardrobes, carpet fitted to floor, single pendant light fitting and radiator.

Two further spacious bedrooms, both with fitted carpet, single pendant light fitting and radiator.

Brand new modern, contemporary family bathroom with walk-in shower, hand basin with drawers underneath, wc, heated towel rail, spot lighting and tiled floor.

EXTERIOR

Beautifully landscaped south-facing rear garden ideal for relaxing and entertaining with two relaxation areas which include a large decking platform and a sunken fire pit. The garden offers a range of well manicured, mature shrubs and grass lawn. There is access to the front of the property via a secure gate. Block paved driveway to the front of the property for up to 4 cars. The detached double garage has an electric up and over door, pedestrian access and storage in the eaves. The vendors have just had a new Ohme electric car charging unit fitted.

Nestled in the south of Doncaster, Branton offers the perfect blend of tranquil village life and easy access to the city. Surrounded by scenic woodland walks, it also boasts excellent transport links to the motorway network. Local amenities include Kilham Hall grounds, a community centre, wine bar, public house, hair salons, beauty rooms, garden centre, and a convenience store. Branton is also within the catchment area for some of Doncaster's most sought-after schools. Ideal for those seeking a peaceful yet well-connected lifestyle.

Contact 3Keys Property for further information 01302 867888.

ENTRANCE HALL

LOUNGE

3.52m x 7.95m (11' 7" x 26' 1") max measurement

KITCHEN/DINING/FAMILY ROOM

9.80m x 6.06m (32' 2" x 19' 11") Max measurement



UTILITY ROOM

1.78m x 1.80m (5' 10" x 5' 11")

W/C

1.77m x 0.79m (5' 10" x 2' 7")

STUDY/SNUG

2.78m x 2.38m (9' 1" x 7' 10")

LANDING

BEDROOM 1

4.97m x 4.26m (16' 4" x 14' 0") Maximum measurement

ENSUITE

2.04m x 2.71m (6' 8" x 8' 11")

BEDROOM 2

2.63m x 4.03m (8' 8" x 13' 3")

BEDROOM 3

2.84m x 2.18m (9' 4" x 7' 2")

BEDROOM 4

2.87m x 3.40m (9' 5" x 11' 2")

BATHROOM

2.04m x 2.58m (6' 8" x 8' 6")

ADDITIONAL INFORMATION

TENURE: Freehold

EPC: TBC

COUNCIL TAX BAND: E

BOILER: Combi boiler, installed in 2021 - 6 years remaining on warranty.

GARAGE: Detached double garage and parking for 4 cars.

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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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, bedrooms, rooms and any other items are approximate and not binding in any way. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The vendor, agent and applicable laws have not been tested and no guarantee is given as to their accuracy or otherwise. See the full disclaimer on the website.