

Anson Grove
Auckley
DN9 3QN
01302 867888



Kingston Close, Doncaster

£315,000

3Keys Property are delighted to offer this Stunning Three-Bedroom Bungalow on a Generous Corner Plot – Branton Village, Doncaster, to the open sales market. This immaculately presented three-bedroom bungalow is set on a substantial corner plot in the highly sought-after village of Branton. With breathtaking open views to the rear and large gardens, this property offers both modern style and tranquil outdoor living. The home features an upgraded kitchen and luxury bathroom, along with a conservatory that benefits from an insulated roof, creating a peaceful space to enjoy the garden year-round. With driveway parking, a garage, and no onward chain, this property is ideal for those seeking comfort, space, and scenic surroundings. Contact 3Keys Property for details 01302 867888.

- 3 BEDROOM DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- MODERN BATHROOM WITH BATH TUB & WALK IN SHOWER
- CONSERVATORY WITH INSULATED ROOF & FRENCH DOORS ONTO PATIO
- DETACHED GARAGE AND DRIVEWAY FOR 2/3 CARS
- SUBSTANTIAL CORNER PLOT WITH STUNNING VIEWS
- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- BRANTON VILLAGE, CUL DE SAC LOCATION
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS

PROPERTY DESCRIPTION

Stunning Three-Bedroom Bungalow on a Generous Corner Plot – Branton Village, Doncaster. This immaculately presented three-bedroom bungalow is set on a substantial corner plot in the highly sought-after village of Branton. With breath-taking open views to the rear and large gardens, this property offers both modern style and tranquil outdoor living. The home features an upgraded kitchen and luxury bathroom, along with a conservatory that benefits from an insulated roof, creating a peaceful space to enjoy the garden year-round. With driveway parking, a garage, and no onward chain, this property is ideal for those seeking comfort, space, and scenic surroundings.

Upon entering, the front door opens into a welcoming porch with door to hallway. A stunning wood floor runs throughout the hallway, lounge/ dining room and 3rd bedroom. central heating radiator, storage cupboard, single pendant light fitting and doors to lounge/ dining room, 3 bedrooms and family bathroom.

The spacious L-shaped lounge and dining area is a standout feature of the home. It overlooks the stunning rear garden and benefits from patio doors that lead directly to the conservatory. Natural light floods the room through double-glazed windows on both sides, creating a bright and inviting atmosphere. The room includes 3 central heating radiators, 2 ceiling light fittings, and stone fire surround. Doorway leading to the kitchen.

The kitchen has been tastefully modernised and includes a generous range of wall and floor units with roll-top work surfaces. It features a sink drainer with mixer tap, tiled splashbacks, and built-in appliances such as an electric oven, hob, fridge freezer, and plumbing for dish washer and washing machine. Tiled flooring, rear aspect window, door to driveway and single pendant light fitting.

The conservatory, positioned at the rear of the home, has an insulated roof that allows for year-round use. It offers serene views over the landscaped garden and is a perfect spot for relaxation. There is a tiled floor, radiator, single pendant light fitting, perfect fit blinds which will remain and French doors on to the rear garden.

Bedroom one is located at the front of the property with central heating radiator, and fitted bedroom furniture that provides excellent storage. Wood effect laminate flooring and single pendant light fitting.

Bedroom two also faces the front and includes central heating radiator, wood effect laminate flooring and single pendant light fitting.

Bedroom three is positioned at the side of the property and includes a central heating radiator, wood floor and single pendant light fitting.

The bathroom is fitted with a modern white suite comprising a panelled bath, walk in shower, a pedestal wash hand basin, and a WC. There is full tiling to the floor and walls, a heated towel-style radiator, and single pendant light fitting

Outside, the front garden is low maintenance, with block paved and concrete driveway. A path leads to the entrance porch and the driveway to the side provides off-road parking. The garage has an up-and-over door, power and lighting, a personal access door to the rear and a window. The rear and side gardens are well maintained enjoying a southerly aspect and offering a south easterly facing garden. The gardens are mainly laid to lawn and feature mature trees, plants, and shrubs. Patio area provide perfect spot for outdoor dining or relaxing, and the whole space is enclosed with fencing and a gate.

The rear of the property enjoys superb views over open fields, creating a peaceful and private setting. Located in the highly regarded village of Branton, this home offers easy access to major motorway routes and is well supported by local transport links. The village is known for its welcoming community, with a lovely community hall offering a variety of activities and set within beautiful grounds that provide a wonderful space to walk, relax, or play. This is a rare opportunity to own a well presented and positioned bungalow in a prime location, offering a harmonious blend of comfort, style, and natural beauty. Contact 3Keys Property for details 01302 867888.

HALLWAY

PORCH



OPEN PLAN LOUNGE/ DINING ROOM

3.64m x 4.21m (11' 11" x 13' 10") and 6.81m x 2.44m (22' 4" x 8' 0") 'L' shaped room

CONSERVATORY

3.53m x 2.98m (11' 7" x 9' 9")

KITCHEN

3.02m x 3.18m (9' 11" x 10' 5")

BEDROOM 1

2.71m x 4.56m (8' 11" x 15' 0")

BEDROOM 2

2.60m x 3.97m (8' 6" x 13' 0")

BEDROOM 3

2.92m x 2.56m (9' 7" x 8' 5") MAX MEASUREMENT

BATHROOM

1.92m x 2.66m (6' 4" x 8' 9")

ADDITIONAL INFORMATION

TENURE: Freehold

EPC: B

COUNCIL TAX BAND: C

LOFT - Accessed from the 3rd bedroom, is part boarded with light and loft ladder.

HEATING - Gas central heating with combi boiler installed in 2022 approx. - serviced annually.

SOLAR PANELS WITH BATTERY STORAGE - Owned by vendor.

GARAGE - Detached garage with power, lighting and pedestrian door.

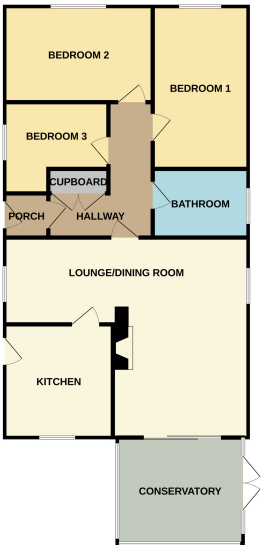
PARKING - Driveway for 3 cars.

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 obligation under Money Laundering Laws to check all prospective purchasers' identification

GROUND FLOOR
990 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (91.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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