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## Hillcrest Drive, Doncaster

£279,000

A Beautifully Presented and Extended Three-Bedroom Semi-Detached Family Home in Branton, Doncaster (DN3)

This stunning and tastefully extended three-bedroom semi-detached home is ideally positioned on a popular and well-established development in the sought-after village of Branton, Doncaster. Offering spacious, modern and stylish accommodation throughout, the property features a spectacular open-plan kitchen, dining and living space, bi-fold doors and a private south-west-facing garden with open views. Finished to an excellent standard, this home perfectly blends contemporary living with comfort and practicality. Located in the desirable DN3 postcode, the property benefits from excellent access to local schools, shops, amenities, Doncaster City Centre, motorway links via the M18 and A1(M), and nearby public transport connections. Contact 3Keys Property for details 01302 867888.

- EXTENDED 3 BEDROOM SEMI DETACHED FAMILY HOME
- LARGE OPEN PLAN LOUNGE/DINING ROOM
- GROUND FLOOR WC & UTILITY WITH PLUMBING FOR WASHING MACHINE
- PRIME POSITION, NOT OVERLOOKED TO THE REAR
- LANDSCAPED REAR GARDEN WITH OPEN ASPECT VIEW
- STUNNING KITCHEN WITH CENTRAL ISLAND AND BI FOLD DOORS
- FRONT ASPECT SNUG/OFFICE
- PRINCIPAL BEDROOM WITH ENSUITE & WALK IN WARDROBE
- GARAGE AND PARKING FOR 3 CARS
- CLOSE TO A RANGE OF HIGHLY SOUGHT AFTER SCHOOLS AND 6TH FORM COLLEGE

## PROPERTY DESCRIPTION

A Beautifully Presented and Extended Three-Bedroom Semi-Detached Family Home in Branton, Doncaster (DN3)

This stunning and tastefully extended three-bedroom semi-detached home is ideally positioned on a popular and well-established development in the sought-after village of Branton, Doncaster. Offering spacious, modern and stylish accommodation throughout, the property features a spectacular open-plan kitchen, dining and living space, bi-fold doors and a private south-west-facing garden with open views. Finished to an excellent standard, this home perfectly blends contemporary living with comfort and practicality. Located in the desirable DN3 postcode, the property benefits from excellent access to local schools, shops, amenities, Doncaster City Centre, motorway links via the M18 and A1(M), and nearby public transport connections.

### Accommodation

Upon entering, a welcoming hallway with wood-effect laminate flooring provides access to the snug/office, lounge, ground floor WC and stairs to the first floor.

To the front of the property, the snug or home office offers a versatile space ideal for home working or quiet relaxation. It features wood-effect laminate flooring, a front-aspect bay window, radiator and single pendant light fitting.

The lounge is a spacious and comfortable reception room with fitted carpet, two tall column radiators and two pendant light fittings, creating a warm and inviting environment for everyday family living.

Forming the heart of the home, the impressive open-plan kitchen and dining area showcases a modern extension finished to a high standard. The contemporary fitted kitchen includes contrasting worktops and a central island, with integrated appliances comprising a dishwasher, washing machine, induction hob with built-in extractor, and a double oven/microwave. There is space for a fridge freezer. Natural light floods the room through two skylights and expansive bi-fold doors that open directly onto the south-west-facing rear garden, creating a seamless indoor-outdoor flow ideal for entertaining and family gatherings. Stylish herringbone wood-effect laminate flooring and a feature pendant light over the island enhance the modern feel of the space.

The utility area provides additional practicality with floor-to-ceiling cupboards housing the washing machine, space for a tumble dryer and shelving for domestic storage. The area includes spot lighting, an electric radiator and matching herringbone flooring, along with internal access to the garage. The WC is fitted with tiled flooring, a hand basin, radiator and pendant light.

### First Floor

The landing has fitted carpet, a useful storage cupboard and access to the loft space.

Bedroom One is a well-proportioned double room featuring a walk-in wardrobe, carpet, radiator and pendant lighting. It also benefits from a recently refurbished en-suite shower room, finished with part-tiled walls, a walk-in shower, twin hand basins with storage, spot lighting and a heated towel rail.

Bedroom Two is another spacious double room with fitted carpet, radiator and pendant light fitting, while Bedroom Three also offers comfortable accommodation finished to the same high standard.

The family bathroom is fitted with a bath with shower over, WC and hand basin. It features vinyl flooring, part-tiled walls, a side-aspect obscure-glass window, heated towel rail and single pendant light fitting, creating a bright and modern space.

### Outside

To the front of the property is a paved driveway providing off-road parking for up to three vehicles, along with access to the integrated single garage which has a pedestrian door for easy access. The garage has power and lighting and offers a spacious loft which is boarded and accessed via a fixed loft ladder providing ample storage space.

The rear garden is private, south-west-facing and designed for low maintenance, featuring both patio and artificial lawned areas. This is an ideal space for outdoor dining, entertaining and family activities. The garden enjoys attractive open views, creating a peaceful and secluded atmosphere. In addition, the property benefits from owned solar panels, offering enhanced energy efficiency and reduced running costs.

Location – Branton, Doncaster (DN3)

Branton is a highly regarded and well-connected village offering a wide range of amenities including shops, cafés, schools, leisure facilities and a community hall. The location is perfect for commuters, with excellent access to Doncaster City Centre, the M18 and A1(M) motorway networks, and convenient local public transport links.

Viewing Highly Recommended

This superbly extended and immaculately presented family home offers generous accommodation, modern fittings and an impressive open-plan kitchen and dining space leading onto a beautiful garden. Early viewing is strongly recommended to fully appreciate the quality, space and lifestyle this exceptional property provides.

Contact 3Keys Property on 01302 867888 for further details.

### ENTRANCE HALL

### WC

0.85m x 1.78m (2' 9" x 5' 10")

### SNUG

2.50m x 3.71m (8' 2" x 12' 2")

### LOUNGE

4.71m x 5.40m (15' 5" x 17' 9") MAXIMUM MEASUREMENT

### OPEN PLAN KITCHEN

2.63m x 4.26m (8' 8" x 14' 0")

### UTILITY ROOM

1.60m x 2.82m (5' 3" x 9' 3")

### GARAGE

2.84m x 4.42m (9' 4" x 14' 6")

### FIRST FLOOR LANDING

### PRINCIPAL BEDROOM

2.96m x 3.27m (9' 9" x 10' 9")

### ENSUITE

1.65m x 2.02m (5' 5" x 6' 8")

### WALK IN WARDROBE

### BATHROOM

1.73m x 2.60m (5' 8" x 8' 6") MAXIMUM MEASUREMENT

### BEDROOM 2

2.61m x 3.62m (8' 7" x 11' 11")

### BEDROOM 3

2.01m x 2.56m (6' 7" x 8' 5")

### ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – TBC

Tenure – Freehold

Parking – Driveway for 2/3 cars

Boiler – Combi boiler serviced annually.

In House Loft – No ladder or boarding

Garage Loft – Part boarded with fixed ladder and light.

Solar Panels owned by vendor

### PROPERTY 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 checked 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  
785 sq ft. (72.9 sq m.) approx.

1ST FLOOR  
473 sq ft. (43.9 sq m.) approx.



TOTAL FLOOR AREA: 1258 sq ft. (116.8 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, rooms and any other items are approximate and not responsible in regard to any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The ground, surface and sub-surface plan have not been measured and no guarantee as to their accuracy or otherwise can be given.  
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