



## Brayton Drive, Doncaster

**£399,950**

3Keys Property are proud to present this Impressive and Luxuriously Extended Family Home in Balby, Doncaster (DN4 8TE) -

A beautifully presented and thoughtfully extended family home offering a luxurious yet practical living environment, perfectly suited to modern family life. The impressive ground floor rear extension creates a stunning open-plan kitchen, dining and living space, ideal for everyday living and entertaining. Externally, the property benefits from a landscaped rear garden, garage currently used for storage and a gym, and driveway parking for two vehicles. Located within the popular Woodfield Plantation development in Balby, the home is ideally positioned close to highly regarded schools, local amenities and excellent transport links. Contact 3Keys Property for details 01302 867888.

- **STUNNING 4 BEDROOM DETACHED FAMILY HOME**
- **HIGH QUALITY FINISH THROUGHOUT**
- **PRINCIPAL BEDROOM WITH ENSUITE & FITTED WARDROBES**
- **FAMILY BATHROOM WITH SHOWER OVER BATH**
- **GARAGE CONVERTED TO STORE AREA & GYM**
- **EXTENDED KITCHEN/FAMILY/DINING ROOM**
- **LARGE DUAL ASPECT LOUNGE**
- **2 FURTHER DOUBLE BEDROOMS WITH FITTED WARDROBES**
- **LANDSCAPED REAR GARDEN WITH PATIO AREA**
- **DRIVEWAY PARKING FOR 2 CARS / OPPORTUNITY TO EXTEND IF NEEDED**

## PROPERTY DESCRIPTION

**An Impressive and Luxuriously Extended Family Home in Balby, Doncaster (DN4 8TE) - This outstanding and beautifully presented extended family home has been thoughtfully upgraded to create a luxurious yet highly practical living environment, perfectly suited to modern family living. The impressive ground floor rear extension delivers a stunning open-plan kitchen, dining and living space, ideal for everyday family life, entertaining and social gatherings. Externally, the property benefits from a landscaped rear garden, a garage currently utilised as storage and a gym, and driveway parking for two vehicles.**

**Situated in the ever-popular Woodfield Plantation development are in Balby, Doncaster, the home enjoys close proximity to highly sought-after schools, local amenities and excellent transport links.**

### Accommodation

The accommodation comprises a welcoming entrance hall, elegant lounge, impressive extended open-plan kitchen, family and dining room, ground floor WC, galleried first floor landing with window seat, principal bedroom with ensuite shower room, three further bedrooms, a stylish family bathroom, landscaped rear garden, garage and driveway providing parking for two cars.

### Property Description

**Entrance Hall** - The entrance hall creates an immediate sense of quality and space, featuring an engineered wood floor and a useful storage cupboard. It provides access to the lounge, the impressive kitchen and family living space, the ground floor WC and the staircase rising to the first floor, making it both welcoming and highly practical for family living.

**Lounge** - The dual aspect lounge offers a refined yet comfortable retreat, featuring carpet to the floor, a front bay window and rear sliding doors opening directly onto the patio. The room benefits from two radiators, two single pendant light fittings and attractive media wall feature, creating an ideal space for relaxing as a family or enjoying quiet evenings.

**Kitchen / Family / Dining Room** - Forming the heart of the home, the substantial ground floor rear extension delivers a truly stunning open-plan kitchen, dining and living area, designed with both luxury and family functionality in mind. The contemporary kitchen is fitted with sleek floor-to-ceiling handleless units, fully integrated appliances and elegant quartz worktops. A large central island provides additional workspace and creates a sociable focal point for family meals and entertaining. Recessed spot lighting and a beautiful engineered wood floor enhance the sense of quality and continuity throughout the space. Integrated appliances include a dishwasher, two ovens, induction hob, washing machine and space for an American-style fridge freezer.

The living and dining areas enjoy a bright and airy dual aspect layout, featuring a bay window to the front, large sliding doors to the rear and additional sliding glass doors to the side. These features, along with 3 Velux style sky lights, allow natural light to flood the room and provide seamless access to the garden. The space is further enhanced by two radiators, two single pendant light fittings and additional recessed spot lighting, making it ideal for both everyday family living and entertaining guests.

**Ground Floor WC** - A stylish ground floor WC with a feature tiled wall, hand basin with storage beneath, WC and a single pendant light fitting. The room also benefits from a radiator and engineered wood flooring.

### First Floor

**Landing** - The galleried first floor landing adds a sense of openness and architectural interest to the home. A beautiful window seat creates a charming and practical feature, offering a quiet space for reading or relaxation. The landing provides access to all bedrooms and the family bathroom and includes a storage cupboard, carpeted flooring, single pendant light fitting, two front aspect windows and loft access.

**Principal Bedroom** - The principal bedroom is a stylish, calm and generously proportioned retreat, finished with carpet to the floor, a radiator and a single pendant light fitting. Designed with comfort and luxury in mind, the room benefits from fitted wardrobes and direct access to a beautifully appointed ensuite shower room, providing a private space for homeowners.



**Ensuite Shower Room** - The ensuite shower room is beautifully finished with fully tiled walls and flooring. It comprises a modern shower enclosure, hand basin with storage beneath, WC and heated towel rail. Recessed spot lighting completes the contemporary and high-end finish.

**Bedroom Two** - Bedroom two is a rear aspect, well-proportioned double bedroom, ideal for family members or guests. It features carpet to the floor, a radiator and a single pendant light fitting, along with fitted wardrobes, offering both comfort and practicality.

**Bedroom Three** - Bedroom three is another rear aspect, generously sized double bedroom, finished with carpet to the floor, a radiator and a single pendant light fitting. The room also benefits from fitted wardrobes.

**Bedroom Four** - Bedroom four provides flexible accommodation and is finished with carpet to the floor, a radiator and a single pendant light fitting, making it ideal for use as a nursery, home office or additional bedroom.

**Family Bathroom** - The family bathroom is finished to a high standard, featuring fully tiled walls and flooring and a bathtub with shower over. Additional features include a hand basin with storage beneath, WC, heated towel rail, rear aspect window and recessed spot lighting, combining contemporary style with practicality.

### Outside

To the front of the property is a low-maintenance garden with a grass lawn, double driveway and garage with power and lighting. The garage has been converted to provide storage space and a gym and could easily be converted back to a traditional garage if required. The landscaped rear garden has been thoughtfully designed to offer a low-maintenance and family-friendly outdoor space. It features a patio area ideal for outdoor dining and entertaining, artificial grass for ease of upkeep and mature shrub borders providing colour and privacy.

There is convenient access from the rear garden to the front of the property, along with a paved side area providing pedestrian access to the garage. A shed offers additional external storage.

**Location** Situated within the highly regarded Woodfield Plantation development in Balby, Doncaster, DN4 8TE, the property is particularly popular with families due to its excellent range of local amenities, including shops, supermarkets, cafés and everyday services, all within easy reach. Doncaster city centre is conveniently accessible and offers a wider selection of shopping, leisure and dining options. The area is well served by a range of highly regarded primary and secondary schools, making it an ideal location for families. For commuters, the property benefits from excellent transport links, including easy access to the A1(M), M18 and wider motorway network. Regular public transport services and Doncaster railway station provide direct rail links to major cities. Nearby green spaces and recreational facilities further enhance the appeal of this desirable residential location.

### Additional Information

**Boiler:** Worcester Bosch boiler installed approximately two years ago, with eight years remaining on the manufacturer's warranty.

**Loft:** No boarding, ladder or lighting.

**Broadband:** Fibre to the property.

GROUND FLOOR  
679 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR  
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. Prospective buyers are advised to make their own measurements and to check the services, systems and appliances shown have not been tested and no guarantee is given in respect of their working order. Prospective buyers are advised to make their own enquiries.

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