



Brantongate Whiphill Top Lane, Branton

Doncaster

Offers in Region of **£599,950**

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Brantongate Whiphill Top Lane

Branton, Doncaster

3Keys Property are delighted to present this exceptional detached dormer bungalow, ideally situated on the highly sought-after Whiphill Top Lane in Branton. Beautifully presented and set on an impressive 0.22-acre plot, this home offers a rare opportunity to secure a spacious, versatile, and stylish residence in one of Doncaster's most desirable villages. Perfectly suited for families, downsizers, or those seeking a peaceful retreat, the property combines modern comfort with thoughtful design and generous indoor and outdoor space. Contact 3Keys Property for details 01302 867888.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- 3 DOUBLE BEDROOM DETACHED DORMER BUNGALOW
- HIGHLY SOUGHT AFTER BRANTON VILLAGE LOCATION
- OFFERED IN READY TO MOVE IN CONDITION
- BEAUTIFUL OPEN PLAN KITCHEN/FAMILY ROOM
- LARGE DINING ROOM WITH CONSERVATORY OVERLOOKING GARDEN
- UTILITY/LAUNDRY ROOM
- LARGE PRINCIPAL BEDROOM WITH ENSUITE
- FAMILY BATHROOM TO THE GROUND FLOOR
- LARGE GRAVEL DRIVEWAY AND DETACHED DOUBLE GARAGE
- CLOSE TO MOTORWAY LINKS AND LOCAL AMENITIES



Upon entering, you're welcomed into a bright and spacious entrance hallway, featuring elegant tiled flooring that flows seamlessly through to the open-plan kitchen and living area - the true heart of the home. The hallway has a useful storage cupboard for shoes and coats and single pendant light fitting. The kitchen has been finished to an exceptional standard with contemporary fittings, integrated appliances, granite worktops and breakfast bar, complemented by tiled flooring and a bright, airy atmosphere with windows both rear and side aspect. The adjoining living area creates a sociable and comfortable space ideal for everyday family life or entertaining guests. with a beautiful front aspect bay window, carpet to floor and 2 radiators.

A separate rear aspect dining room with wood-effect laminate flooring opens into a conservatory, also finished with wood-effect laminate, providing panoramic views of the rear garden and direct access outdoors - perfect for relaxing or enjoying the sunshine year-round. The dining room has a radiator and single pendant light fitting with sliding doors to the conservatory.

The ground floor offers two generously proportioned bedrooms, both fitted with soft carpeting for added comfort and warmth. One of these rooms is currently used as a second lounge, demonstrating the home's flexible layout. Both rooms have single pendant light fittings and radiators.

A modern, rear aspect, fully fitted bathroom serves these rooms and is conveniently located on this level. Part tiled with bath tub, hand basin and WC.





Upstairs, the dormer principal suite offers a peaceful retreat, beautifully appointed with wood-effect laminate flooring throughout both the bedroom and the private ensuite bathroom with walk in shower. This impressive space provides comfort, style, and a sense of privacy away from the main living areas.

A separate utility and laundry room provides valuable additional space for everyday living, keeping the main kitchen area neat and functional.

Set on a generous 0.22-acre plot, the property boasts beautifully maintained gardens offering a blend of lawned areas, mature borders, and spacious patio zones - ideal for entertaining or unwinding in a private, tranquil setting. A detached double garage and large driveway provide parking for several vehicles, while gated side access enhances both security and convenience.



Entrance Hallway

1.79m x 5.12m (5' 10" x 16' 10")

(Max Measurement)

Lounge/2nd Bedroom

4.54m x 5.0m (14' 11" x 16' 5")

(Max Measurement)

Dining Room

3.62m x 4.54m (11' 11" x 14' 11")

Conservatory

3.39m x 3.47m (11' 1" x 11' 5")

Kitchen / Diner

4.56m x 5.18m (15' 0" x 17' 0")

(Max Measurement)

Sitting Room

3.90m x 4.89m (12' 10" x 16' 1")

Bathroom

2.39m x 3.29m (7' 10" x 10' 10")

(Max Measurement)

Utility Room

1.80m x 2.40m (5' 11" x 7' 10")

Rear Lobby

1.33m x 2.32m (4' 4" x 7' 7")

Bedroom 3

3.63m x 4.54m (11' 11" x 14' 11")

1st Floor Landing

Bedroom 1

4.08m x 8.83m (13' 5" x 29' 0")

(Max Measurement)

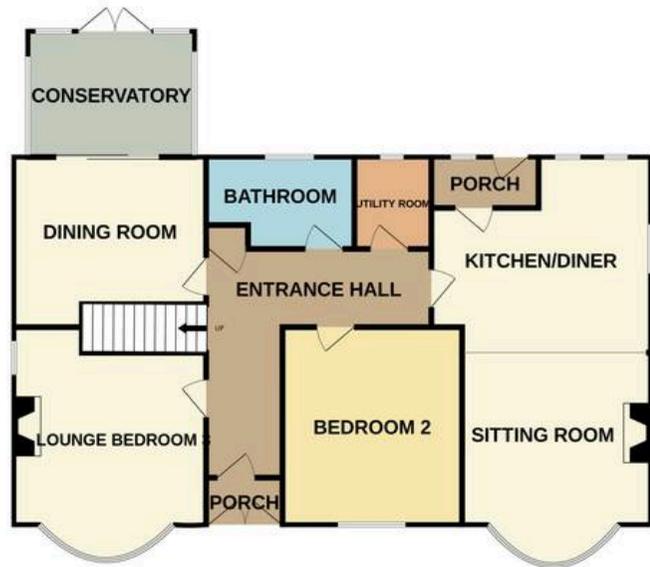
Ensuite

1.89m x 2.73m (6' 2" x 8' 11")

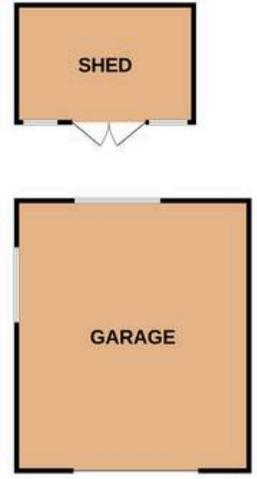
Additional Information

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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