

Anson Grove  
Auckley  
DN9 3QN  
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## Poppyfields Way, Doncaster

£500,000

\*\*\*GUIDE PRICE £500000 - £520000\*\*\* 3Keys Property are delighted to present this immaculately presented and rarely available four double bedroom detached family home, perfectly positioned within a quiet cul-de-sac in the highly sought-after village of Branton, Doncaster. Extended to create exceptional open-plan living space and finished to a superb standard throughout, this spacious home offers modern family practicality, luxury bathrooms, a contemporary quartz kitchen, private garden backing onto Black Carr Plantation and a double garage. Ideally located close to outstanding schools, a 6th form college and excellent motorway links, this is a truly outstanding opportunity for families seeking space, privacy and quality in a prime village setting. For more information, contact 3Keys Property on 01302 867888.

- **GUIDE PRICE £500000 - £520000**
- **IMMACULATEDLY PRESENTED THROUGHOUT**
- **OPEN PLAN KITCHEN/FAMILY ROOM**
- **LUXURY, SPA INSPIRED BATHROOM SUITE**
- **DOUBLE GARAGE AND PARKING FOR 2 CARS**
- **4 DOUBLE BEDROOM DETACHED EXECUTIVE HOME**
- **PRIVATE, SOUGHT AFTER LOCATION AND PLOT**
- **PRINCIPAL BEDROOM WITH CONTEMPORARY ENSUITE**
- **GROUND FLOOR WC AND UTILITY ROOM**
- **PRIVATE REAR GARDEN WITH SUMMER HOUSE**

## PROPERTY DESCRIPTION

3Keys Property are proud to present to the open sales market this immaculately presented and extended four double bedroom detached family home, positioned within a quiet cul-de-sac on this highly sought-after development in the semi-rural village of Branton, Doncaster. Properties of this size, specification and private wood-and-backed position rarely come to market.

Offering an abundance of spacious and versatile living accommodation, a high quality contemporary finish throughout and exceptional privacy to the rear backing onto Black Carr Plantation, this home is perfectly suited to modern family living. With highly regarded primary and secondary schools, a 6th form college, Yorks hire Wildlife Park and the M18 motorway network all within easy reach, the location combines village lifestyle with outstanding convenience.

## Ground Floor

As spacious and welcoming entrance hallway immediately sets the tone for this beautifully maintained property. Finished with tiled flooring and underfloor heating, which continues through the hallway, kitchen and family room, this space provides access to the lounge, dining room, kitchen and first floor.

The generous lounge is positioned to the front of the property and benefits from a large front aspect window flooding the room with natural light. A stylish gas fire with marble surround creates an attractive focal point, while French doors open through to the dining room allowing flexibility between open plan and separate living. The room is finished with fitted carpet, two radiators and two single pendant light fittings, creating a warm and inviting family space.

The dining room provides ample space for a large family dining table and enjoys bi-fold doors leading directly onto the patio, creating a seamless transition between indoor and outdoor living. Finished with carpet to floor, radiator and single pendant light fitting, this room is ideal for both everyday dining and entertaining or could be used as a play room or snug depending on your family requirements.

The contemporary kitchen is undoubtedly the heart of this home and has been finished to an exceptional standard. High gloss floor and wall units are complemented by white quartz worktops and tinted glass splashbacks, and a spacious breakfast bar, creating a sleek and modern aesthetic. Integrated appliances include an oven with warming tray, combination microwave oven, electric induction hob with extractor hood, dishwasher, fridge and freezer, along with the added luxury of a boiling hot water tap. Tiled flooring with underfloor heating ensures both comfort and practicality, while spot lighting and a rear aspect window overlooking the private garden enhance the sense of light and space.

The open plan family room, located just off the kitchen, is a superb additional reception space and a standout feature of this home. With bi-fold doors opening onto the garden and two side aspect windows, the room is flooded with natural light and offers wonderful views over the private rear garden. An electric fire provides a focal point, making this an ideal space to relax, entertain or enjoy family time throughout the year.

Accessed from the kitchen, the utility room continues the same high specification with matching cabinetry and quartz worktops, sink unit, plumbing for washing machine and dryer, a large storage cupboard and a side access door. Internal access to the double garage adds further everyday convenience for busy family life.

The ground floor WC is fully tiled and fitted with hand basin, heated towel rail and spot lighting, continuing the high standard seen throughout the property.

## First Floor Accommodation

The spacious first floor landing offers a useful storage cupboard and space for occasional furniture, without compromising the generous proportions of the four double bedrooms. With carpet to floor, single pendant light fitting, radiator and access to the loft which is part boarded and has a fixed ladder, power and lighting.

The principal bedroom is a well-appointed double room with fitted wardrobes spanning one wall, fitted carpet, radiator, single pendant light fitting and front aspect window.

The contemporary ensuite bathroom is fully tiled and fitted with a walk-in shower and glass screen, WC and hand basin with storage drawers beneath. A heated towel rail, spot lighting and front aspect window complete this stylish and practical space.

Bedroom two is situated to the front of the property and benefits from fitted wardrobes, carpet to floor, radiator and single pendant light fitting.

Bedroom three enjoys a rear aspect with peaceful views over Black Carr Plantation, along with fitted wardrobes, carpet and radiator.

The fourth bedroom is also a genuine double room with impressive wood and views to the rear, carpeted flooring, radiator and single pendant light fitting. This room is currently used as an office with fitted wardrobes and shelving.

Offering the wow factor, the extended family bathroom has been thoughtfully designed to create a luxurious bathing and showering experience. Fully tiled throughout, with detailed alcove shelving, it features a freestanding bath, twin hand basins with floating storage drawers, WC and a large walk-in shower with glass screen. Three heated towel rails, tiled flooring, spot lighting and a rear aspect window complete this spa-inspired family bathroom.

## External

Occupying a prime position within this popular Branton development, the property is tucked away in a quiet cul-de-sac and benefits from exceptional privacy backing onto Black Carr Plantation. To the front is a large resin driveway providing parking for two vehicles alongside a lawned garden with shrub borders and side access to the rear. The enclosed rear garden is mainly laid to lawn with a paved patio area adjoining the property, a summer house which provides a lovely shelter from the sun and secure fencing. Backing directly onto wood and, the garden enjoys a private and non-overlooked aspect rarely found on such established developments.

The double garage features a remote controlled insulated sectional door, power, lighting and a porcelain tiled floor, offering secure parking or excellent additional storage space.

## Additional Improvements

This property benefits from numerous upgrades and improvements including replacement windows within the last three to ten years, a new conventional boiler fitted in 2024 with a ten-year warranty, a loft pump system allowing both bathrooms to be used simultaneously without loss of pressure, CCTV and security system, fibre to the property and digital voice connectivity. These enhancements ensure the home is both practical and future-ready for modern family living.

Branton Village remains one of Doncaster's most desirable semi-rural villages, offering easy access to highly sought-after schools and a 6th form college. Village amenities include a wine bar, convenience store, takeaways, hair and beauty salons and a busy village hall set within a beautiful park. The village borders the award-winning Yorkshire Wildlife Park and offers excellent access to the M18 motorway network and Doncaster City Centre, making it ideal for commuters and families alike.

This extended four double bedroom detached family home offers rare space, privacy and high specification living within one of Branton's most sought-after locations. With generous reception rooms, luxury bathrooms, wood-and-backed garden and double garage, this is a truly exceptional family home finished to an outstanding standard. Early viewing is highly recommended. For more details or to arrange a viewing, contact 3Keys Property today on 01302 867888.

## ENTRANCE HALL

## LOUNGE

3.69m x 5.26m (12'1" x 17'3")

## DINING ROOM

3.34m x 3.15m (10'11" x 10'4")



## KITCHEN

3.65m x 3.81m (12'0" x 12'6")

## FAMILY ROOM

2.88m x 4.35m (9'5" x 14'3")

## UTILITY

1.92m x .90m (6'4" x 2'11")

## GROUND FLOOR WC

1.87m x .90m (6'2" x 2'11")

## LANDING

## PRINCIPAL BEDROOM

5.29m x 3.69m (17'4" x 12'1")

## ENSUITE

1.78m x 3.50m (5'10" x 11'6")

## BEDROOM 2

4.61m x 4.45m (15'1" x 14'7")

## BEDROOM 3

4.39m x 2.85m (14'5" x 9'4")

## BEDROOM 4

4.22m x 3.15m (13'10" x 10'4")

## BATHROOM

3.5m x 4.74m (11'6" x 15'7")

## GARAGE

4.61m x 5.14m (15'1" x 16'10")

## ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – TBC

Tenure – Freehold

Parking – Driveway for 2 cars and double garage with remote controlled sectional door.

Loft – Part boarded with fixed ladder, power and lighting

Boiler – Conventional boiler replaced in 2024 with 10 year warranty.

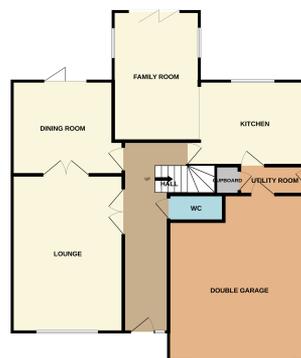
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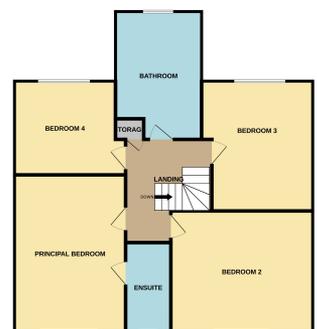
## Offer Procedure

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.

GROUND FLOOR



1ST FLOOR



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