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 3KeysProperty



Whiphill Top Lane, Doncaster

£395,000

GUIDE PRICE - £395000 - £415000 - Set on the prestigious Whip Hill Top Lane, this beautifully presented 3 double bedroom, detached dormer bungalow offers the perfect blend of space, flexibility and comfort. Ideal for growing families or downsizers seeking generous accommodation without compromise, this stunning home must be viewed to be fully appreciated. To view, contact 3Keys Property today 01302 867888.

- 3 DOUBLE BEDROOM DETACHED DORMER BUNGALOW
- OPEN PLAN LOUNGE & DINING AREA
- PRINCIPAL BEDROOM WITH ENSUITE & FITTED WARDROBES
- STUNNING PLOT WITH WRAP AROUND GARDENS
- PRIVATE REAR GARDEN WITH PATIO AREA
- IMMACULATELY PRESENTED THROUGHOUT
- FULLY FITTED KITCHEN /BREAKFASTING ROOM WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM WITH SHOWER OVER BATH
- PARKING FOR 3 CARS AND GARAGE WITH UTILITY
- HIGHLY SOUGHT AFTER BRANTON VILLAGE LOCATION

PROPERTY DESCRIPTION

GUIDE PRICE £395000 - £415000 - 3Keys Property are delighted to present this spacious and beautifully maintained 3 double bedroom detached dormer bungalow, offered in immaculate condition to the open sales market. Situated on one of Branton's most sought-after streets, Whip Hill Top Lane, this impressive home is ideal for a wide range of buyers, including those looking to downsize without compromise, or families seeking a versatile and well-connected property.

Occupying a generous plot with landscaped wrap-around gardens, the property benefits from a block paved driveway providing off-road parking, an additional driveway to the side with space for two vehicles, and an integrated garage with utility area. The home also benefits from a security alarm system.

Accommodation

Entrance Hallway - A wide, welcoming and well-proportioned hallway providing access to all ground floor rooms, with stairs rising to the first floor. There is a useful built-in storage cupboard, ideal for coats and shoes. The hallway features a beautiful seamless wood-effect laminate flooring, which continues into the lounge/dining area and ground floor bedroom, creating a cohesive and stylish finish. Radiator and two pendant light fittings.

Open Plan Lounge & Dining Room - A bright and spacious dual-aspect living area, perfect for both relaxing and entertaining. The space is enhanced by seamless wood-effect laminate flooring throughout and a feature stone fire surround with wood burning stove, creating a warm and inviting focal point. The lounge area benefits from large front and side aspect windows, while the dining area enjoys a further side aspect window overlooking the garden, allowing for an abundance of natural light. Radiators, pendant light fittings and wall lighting.

Kitchen / Breakfast Room - A modern, well-appointed fitted kitchen comprising a range of wall and base units with contrasting wood worktops. Integrated appliances include oven, grill, gas hob, extractor hood and dishwasher, with additional space for further appliances and a dining table. The kitchen features a tiled floor, rear aspect window overlooking the garden and a door providing direct access outside. Finished with spot lighting and radiator.

Ground Floor Bedroom (Bedroom 3) - A spacious double bedroom with side aspect window, benefiting from the continuation of the wood-effect laminate flooring. Radiator and pendant light fitting.

Family Bathroom - A stylish and fully tiled bathroom fitted with a white suite comprising bath with shower over, wash hand basin and WC. Finished with a tiled floor, front aspect window, heated towel rail and ceiling light.

Integral Garage & Utility Area - Accessed internally from the hallway, the integral garage incorporates a useful utility area fitted with base units and worktop, with plumbing for washing machine and tumble dryer and space for additional appliances. The garage benefits from a recently replaced up and over door, rear pedestrian door to the garden, side aspect window, power and lighting.

First Floor

Landing - With fitted carpet, providing access to both first floor bedrooms. There is a large built-in storage cupboard housing the combi boiler, offering excellent additional storage.

Principal Bedroom - A generous double bedroom with side aspect window, featuring a comprehensive range of fitted wardrobes, providing exceptional storage. Finished with fitted carpet, radiator and pendant light fitting. Door leading to ensuite.

Ensuite - A stunning, front aspect fully tiled ensuite shower room comprising walk-in shower, wash hand basin with vanity storage and WC. Finished with tiled flooring, heated towel rail and spot lighting.

Bedroom 2 - A further spacious double bedroom with large front dormer window. Finished with fitted carpet, radiator and spot lighting.

External

The property occupies a generous plot with beautifully presented wrap-around gardens. The front and side are laid with decorative stone, complemented by attractive shrubs and small trees, creating a low-maintenance yet visually appealing setting. The private rear garden is mainly laid to lawn with established borders and a patio area, ideal for outdoor dining and entertaining.

To the front, a block paved driveway provides off-road parking and leads to the integrated garage. A second driveway to the side offers additional parking for two vehicles, and both entrances benefit from gated access.

Branton is a highly desirable village, renowned for its semi-rural charm, strong community atmosphere and excellent local amenities. The property benefits from fantastic transport links, with easy access to the motorway network and Doncaster city centre, making it ideal for commuters. The area is also well served by a selection of highly sought-after schools, along with a much-loved community centre and park, offering regular events, green space for walking and children's play facilities.

Early viewing is highly recommended to fully appreciate the space, quality and prime location of this superb home on Whip Hill Top Lane in Branton. Contact 3Keys Property today on 01302 867888.

ENTRANCE HALL

LOUNGE/DINER

4.10m x 7.40m (13' 5" x 24' 3") MAXIMUM MEASUREMENT

KITCHEN

2.72m x 4.56m (8' 11" x 15' 0")

BEDROOM 3

2.71m x 3.79m (8' 11" x 12' 5")

BATHROOM

1.69m x 2.38m (5' 7" x 7' 10")

GARAGE

2.91m x 5.30m (9' 7" x 17' 5")

FIRST FLOOR LANDING

BEDROOM 1

3.89m x 4.75m (12' 9" x 15' 7")

BEDROOM 2

4.16m x 4.68m (13' 8" x 15' 4") MAXIMUM MEASUREMENT

BATHROOM

2.56m x 2.91m (8' 5" x 9' 7") MAXIMUM MEASUREMENT

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – TBC

Tenure – Freehold

Parking – Driveway for 3 cars and garage

Boiler - Combi boiler installed in 2022 and under warranty

Loft - Boarded with no ladder or light

Property Disclaimer

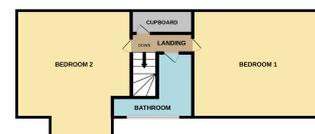
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Offer Procedure

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



Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or efficiency. See the agent's brochure for more details.

