



Bracken Close, Branton Doncaster

welcome to

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GUIDE PRICE-£400,000-£425,000. Looking for that forever home with stunning picturesque views? Look no further. Arrange your viewing now to avoid disappointment as we're expecting plenty of early interest in this wonderful property. Situated on an exclusive cul-de-sac location.



Entrance Hall

A composite bespoke designed door to the front of the property leads to the spacious entrance hall with a U-shaped high ceiling staircase rising to the first floor. There is a telephone point, karndean flooring and a useful understairs cloakroom/ storage cupboard. There is access via oak doors to;

Ground Floor W.C.

Fitted with a two piece suite comprising a soft closing low flush WC and a wash hand basin with mixer taps. There is a central heating radiator and a stylish touch screen wall mounted mirror.

Lounge

17' 4" into bay x 12' 10" max (5.28m into bay x 3.91m max)

A generous sized and well-presented lounge with a front facing double glazed bay window and a further double glazed window to the side. There is coving to the ceiling, a bespoke incorporated wall-mounted electric fire place as the focal point of the room, a TV aerial point and two central heating radiators. There is a rear aspect double glazed oak door to the study area of the open plan kitchen diner.

Breakfast Kitchen Living Diner

19' 6" x 15' 1" max (5.94m x 4.60m max)

A beautifully presented, modern and contemporary style kitchen with breakfast bar, dining living area and open plan area to the garden room. Fitted with a range of matching gloss soft closing wall and base units with an extensive range of complementary quartz work surfaces housing the sink and side drainer with mixer tap. The kitchen has a five ring gas hob incorporated into the island breakfast bar and striking designer extractor fan. There are integrated appliances including two double eye level ovens and a fridge and freezer. There are two vertical stylised heated radiators and karndean flooring. There is an open plan dining area which opens into a versatile garden room.

Garden Room

18' x 11' 5" (5.49m x 3.48m)

A stunning extended garden room which provides an open plan family living space to the breakfast kitchen

living diner. There are three skylight windows, a side facing double glazed window and tilt and turn wall to floor double glazed doors providing a breathtaking outlook onto the rear garden and views beyond. There is karndean flooring and two central heating radiators.

Utility Room

5' 2" x 7' 1" (1.57m x 2.16m)

A useful utility room which is fitted with a range of matching units with work surfaces beneath which is plumbing for a washing machine and dryer. There is karndean flooring, a rear aspect composite door to the rear garden, a vertical stylish designed central heating radiator and access to the garage.

First Floor Landing

From the entrance hall stairs rise to the first floor landing where there is a front aspect double glazed window, a built-in storage cupboard and access to the loft which is boarded with ladder. There are oak door to the first floor accommodation.

Bedroom One

13' 4" x 12' 11" max (4.06m x 3.94m max)

An impressive and spacious master bedroom with a front facing double glazed window, a central heating radiator and a range of bespoke high finish soft closing fitted wardrobes providing hanging and storage space. There is access to the en-suite shower room.

En-Suite Shower Room

A particularly spacious and well-presented en-suite shower room which is fitted with a three piece suite comprising of a soft closing low flush WC, a pedestal wash hand basin with mixer taps and a walk-in double shower with glass screen. There is a shaver point, mosaic tiling to the walls, a heated towel rail and a side aspect double glazed window.

Bedroom Two

11' 4" x 11' 10" max (3.45m x 3.61m max)

A spacious double bedroom mirrored with a front facing double glazed window, a central heating radiator and soft closing wardrobes providing a range of hanging and storage space.

Bedroom Three

10' 9" x 11' 10" max (3.28m x 3.61m max)

A third double bedroom with a rear aspect double glazed window with picturesque views onto open farm fields, a central heating radiator and fitted soft closing wardrobes providing a range of hanging and storage space.

Bedroom Four

10' 7" x 9' 1" (3.23m x 2.77m)

A good sized fourth double bedroom with a rear aspect double glazed window with picturesque views onto open farm fields, a central heating radiator and fitted soft closing wardrobes providing a range of hanging and storage space.

Family Bathroom

A beautifully presented high specification ceramic modern and contemporary family bathroom which is fitted with a four piece suite comprising a soft closing low flush WC, a wash hand basin positioned within a soft closing bespoke vanity unit with a range of soft closing luxury draws and work surfaces, a multi-functional P-shaped bath, a 3-valve diverter and a ceiling mounted rainforrest chrome shower above. There is a rear facing obscure double glazed window, ceramic tiling to the walls, a stylish chrome heated towel rail, ceramic tiled flooring with underfloor heating and floor sensor lighting.

Outside

This home stands within a spacious plot on an exclusive cul-de-sac positioning. To the front is a gravelled open plan garden with flower beds stocked with an array of shrubs and a double width driveway providing off road parking thereafter leading to an integral garage with an electric door. There is gated access to the side of the property which leads to the landscaped rear garden which is completed with a fully laid bespoke high finish tiled patio and vegetable plot. To the rear there is stunning picturesque views to the surrounding fields, a patio seating area that enjoys open aspect views over the fields, an elevated feature pond with granite tiled borders and a brick-built workshop all enclosed within fencing to the boundaries, external water point and a rear facing gate.



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- GUIDE PRICE-£400,000-£425,000
- FOUR BEDROOM EXECUTIVE STYLE FAMILY HOME
- OPEN PLAN BREAKFAST KITCHEN LIVING DINER WITH STUNNING GARDEN ROOM EXTENSION
- GROUND FLOOR WC AND UTILITY
- OPEN STUDY AREA AND BAY FRONTED LOUNGE

Tenure: Freehold EPC Rating: C

guide price

£400,000-£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR120669 - 0005

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