



Oak Tree Road, Branton Doncaster

welcome to

Oak Tree Road, Branton Doncaster

Situated in the sought after village location of Branton tucked away in a quiet cul-de-sac is this spacious three bedroom detached bungalow with front and rear gardens, off road parking and garage.



Entrance Hall

With a front facing double glazed door, a built-in storage cupboard, a central heating radiator and coving to the ceiling.

Lounge Dining Room

18' 10" max x 15' 11" max (5.74m max x 4.85m max)
With a front facing double glazed window, a feature electric fire, a central heating radiator, coving to the ceiling and dado rail.

Kitchen

12' 6" x 7' 10" (3.81m x 2.39m)
With a front facing double glazed window and a side facing double glazed door. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl composite sink and drainer with mixer tap. The kitchen has an electric oven, two ring ceramic hob and hot plate, space for a fridge-freezer, plumbing for a washing machine, coving to the ceiling and tiled splashback.

Side Porch

5' 11" x 3' 1" (1.80m x 0.94m)
With rear and side facing double glazed windows and tiled flooring.

Inner Hallway

With a built-in storage cupboard housing the boiler, coving to the ceiling, dado rail and access to the loft which is partially boarded with light.

Bedroom One

14' 11" x 12' 5" (4.55m x 3.78m)
With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Two

11' 3" x 9' 11" (3.43m x 3.02m)
With a rear facing double glazed window, a central heating radiator, coving to the ceiling and dado rail. This room is currently being used as a dining room.

Bedroom Three

11' 3" x 8' (3.43m x 2.44m)
With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Shower Room

With a side facing obscure double glazed window. Fitted with a wash hand basin on a vanity unit with mixer tap and shower cubicle with shower. There is tiling to the walls and a central heating radiator.

Separate W.C.

Fitted with a low flush WC, a wash basin on a vanity unit with mixer tap, tiling to the walls and a side facing obscure double glazed window.

Outside

To the front of the property there is an open plan lawned garden with shrubs, plants and trees. There is an extensive paved driveway providing ample off road parking which leads to the garage. To the rear of the property there is a lawned garden with a variety of mature shrubs, plants and trees. There is an outside tap, garden shed, greenhouse and sun room.

Garage

With an up and over door, power and light.



view this property online williamhbrown.co.uk/Property/DCR122058



welcome to

Oak Tree Road, Branton Doncaster

- THREE BEDROOM DETACHED BUNGALOW
- AVAILABLE WITH NO ONWARD CHAIN
- CUL-DE-SAC LOCATION
- WELL-PRESENTED FRONT AND REAR GARDENS
- SHOWER ROOM WITH SEPARATE WC

Tenure: Freehold EPC Rating: D

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122058



Property Ref:
DCR122058 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk