

# 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 fridgefreezer, 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'  $(3.43m \times 2.44m)$ 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.





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## **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



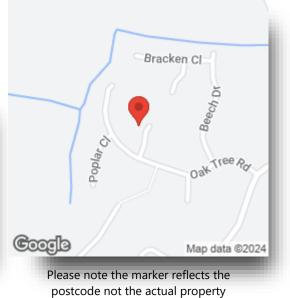


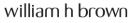
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