



**Sandhills Way, Branton Doncaster**

**welcome to**

**Sandhills Way, Branton Doncaster**

GUIDE PRICE £280,000-£290,000. This fabulous spacious home is situated in the sought after village of Branton and has been reconfigured with the addition of a garden room. The property has fabulous open views to the rear.



### **Entrance Hall**

With a front facing sealed unit door, a central heating radiator, stairs which rise to the first floor landing and laminate flooring.

### **Downstairs W.C.**

Fitted with a low flush WC and a wash hand basin.

### **Kitchen**

14' 2" x 8' 4" ( 4.32m x 2.54m )

With a front facing double glazed bay window. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with stainless steel splashback and cooker cooker hood above, an electric oven and an integrated fridge-freezer, dishwasher and washing machine. There is a cupboard housing the central heating boiler, a central heating radiator, complimentary splashback and laminate flooring. A door gives access to the lounge.

### **Lounge**

17' 4" x 15' 7" max ( 5.28m x 4.75m max )

With rear facing double glazed French doors with double glazed side panels which lead to the garden room. There are two central heating radiators and an understairs storage cupboard.

### **Garden Room**

14' 4" x 12' 9" ( 4.37m x 3.89m )

With rear facing double glazed windows and French doors which lead out to the rear garden. There are two electric wall heaters, four wall light points and laminate flooring. A double glazed door gives access to the dining room.

### **Dining / Family Room**

With a central heating radiator, laminate flooring, loft access and space for a focal dining table and chairs.

### **First Floor Landing**

There is a useful storage cupboard.

### **Bedroom One**

11' 11" x 28' 8" ( 3.63m x 8.74m )

Formerly two bedrooms the bedroom has been converted to create a master bedroom with dressing area. There are two front facing double glazed windows, two central heating radiators, fitted wardrobes ideal for hanging and storage space and a useful storage cupboard.

### **Bedroom Two**

14' x 9' 5" ( 4.27m x 2.87m )

With a rear facing double glazed window, a central heating radiator and a useful storage cupboard. A door gives access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin with mixer tap and a shower cubicle with electric shower. There is splashback tiling and a heated towel rail.

### **Bathroom**

With a side facing obscure double glazed window. Fitted with a wash hand basin with mixer tap and a bath with electric shower over and screen. There is splashback tiling, a heated towel rail and laminate flooring.

### **Outside**

To the front of the property there is a driveway providing off road parking and leads to the store (previously the garage). There is a paved pathway to the front entrance door with shrubs and plants and an outside tap. To the rear of the property there is an enclosed lawned garden with paved patio areas and slate feature areas. There is a garden shed which has power and light, shrubs and plants to the borders, an outside tap and a rear access gate.

### **Store**

Previously part of the garage and is currently used for storage with an up and over door.



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## Sandhills Way, Branton Doncaster

- GUIDE PRICE £280,000-£290,000
- TWO (FORMERLY THREE) BEDROOM SEMI-DETACHED FAMILY HOME
- WELL-PRESENTED THROUGHOUT
- SPACIOUS LOUNGE WITH FRENCH DOORS TO GARDEN ROOM
- SEPARATE DINING ROOM

Tenure: Freehold EPC Rating: B

guide price

**£280,000-£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122065 - 0006

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