



Plot 1 The Close

Branton, Doncaster, DN3 3LX

Asking Price £585,000

SUPERB NEW BUILD BUNGALOW ON EXCLUSIVE DEVELOPMENT OF JUST 3 HIGH QUALITY HOMES :

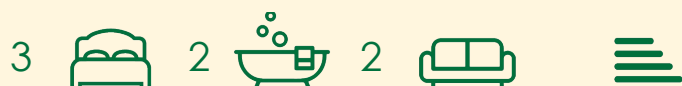
A unique opportunity to purchase this high specification detached bungalow standing on a generous plot, with private driveway accessing the garage.. The well proportioned accommodation, which amounts to around 1650 sq ft, briefly comprises of ; reception hall, open plan living / dining kitchen, with a host of integrated appliances. Utility room. Formal lounge. Master bedroom with en suite shower room. Bedroom 2, Bedroom 3. Main bathroom. Outside; well enclosed, lawned gardens, driveway to single garage.

2 plots remaining

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

- high quality detached bungalow
- generous living space amounting to 1650 sq ft
- 3 bedrooms / 2 bath , shower rooms
- contemporary open plan living
- proposed build completion June 2024
- choice of fittings (subject to early reservation)
- garage
- easy access to local facilities, Doncaster city centre and motorway routes
- attractive , enclosed lawned gardens
- 10 year warranty



Floor Plan

Plot One
3 Bedroom Bungalow

Kitchen / Family
4200 x 7250 13'9" x 23'9"

Living
3800 x 5100 12'6" x 16'9"

Utility
2800 x 2050 9'2" x 6'9"

Bedroom 1
4100 x 4500 13'5" x 14'9"

En-Suite
2300 x 1500 7'7" x 4'11"

Bedroom 2
5600 x 3300 18'5" x 10'10"

Bedroom 3
4000 x 3000 13'2" x 9'10"

1650 sqft

All information contained in this leaflet is taken from design intent material and may be subject to further design development. Images are for illustrative purposes only and do not form part of any contract of sale. The dimensions and layouts given are estimated and for guidance only. 12.676, Date: 16.11.23

Elite Collection

Area Map



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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