



Plot 3 The Close

Branton, Doncaster, DN3 3LX

Asking Price £650,000

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

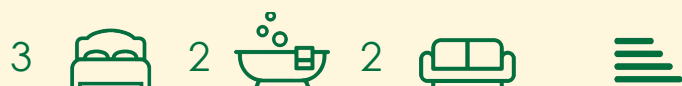
A unique opportunity to purchase this high specification detached bungalow standing on a secluded plot, approached via a private driveway, with double garage and ample further parking. The extensive accommodation, which amounts to around 2,300 sq ft, briefly comprises of ; reception hall, cloaks WC, open plan living / dining kitchen, with central island unit and a host of integrated appliances. Utility room. Formal lounge. Master bedroom suite with walk in wardrobe and en suite bathroom. Bedroom 2 with walk in wardrobe. Bedroom 3. Bedroom 4, en suite shower room. Main bathroom with free standing bath. Outside; well enclosed, lawned gardens, driveway to double garage.

- high quality detached bungalow on exclusive development
- extensive living space of 2315 sq ft
- 4 bedrooms, 3 with en suite facilities
- open plan living / dining kitchen
- proposed build completion June 2024
- choice of fittings (subject to early reservation)
- double garage and further parking
- easy access to local facilities, Doncaster city centre and motorway routes
- private lawned gardens
- 10 year warranty

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.



Floor Plan

Plot Three
4 Bedroom Bungalow

2315 sqft

Kitchen / Breakfast / Lounge
4700 x 9850 15'5" x 32'4"

Lounge
5050 x 3600 16'6" x 11'10"

Utility
2550 x 2350 8'4" x 7'9"

Bedroom 1
3050 x 4850 10'0" x 15'11"

En-Suite
1800 x 2375 5'11" x 7'10"

Wardrobe
1800 x 2375 5'11" x 7'10"

Bedroom 2
2850 x 4800 9'4" x 15'9"

Wardrobe
1950 x 1900 6'5" x 6'3"

Bedroom 3
3750 x 3300 12'4" x 10'10"

Bedroom 4
2900 x 3600 9'6" x 11'10"

En-Suite
1200 x 2600 3'11" x 8'6"

W.C
1000 x 2350 3'3" x 7'9"

Garage
5600 x 5900 18'5" x 19'4"

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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