



## 3 Perran Close

Dunsville, Doncaster, DN7 4FN

Asking Price £360,000

Located in a peaceful setting, with lovely views across the 'Quarry Park' nature reserve to the rear, a substantial 4/5 bedroom detached 'new build' property offering a generous 1700 sq ft of living space. The contemporary styled accommodation is mainly open plan to the ground floor, and incorporates living, dining and kitchen areas. A ground floor cloaks WC, along with utility room complete the ground floor, whilst to the first floor are 4 bedrooms and house bathroom, with one of the bedrooms being an ideal further sitting room, which enjoys views over the nature reserve.

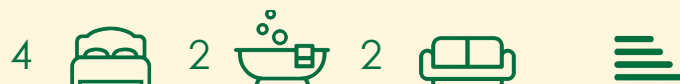
The 2nd floor provides a good sized master bedroom with en suite shower room and built in wardrobes / storage.

Outside a driveway leads to the integral single garage. Enclosed rear lawned gardens with panoramic open aspect to the rear. Front garden.

- generously proportioned 4 / 5 bedroom detached house
- positioned on the edge of a local nature reserve (Quarry Park)
- integral garage and parking
- open plan living with kitchen having integrated appliances
- ground floor WC and utility room
- 10 year warranty
- easy access to motorway (Junction 4 / M18)
- close to local amenities
- lawned gardens
- estimated build completion. Summer 2024

### 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

**Windows:** U-Value of 1.1W/m<sup>2</sup>K.  
**Doors:** U-Value of 1.1W/m<sup>2</sup>K.  
**Lofters roof window:** U-Value of 1.1W/m<sup>2</sup>K.  
**Heating:** Gas system boiler - make not needed to be confirmed.  
 With Delivered Start Thermostat or fraction built into Delivered Start or 'Smart Start' or 'Smart Start'.  
**Heating controls:** Time and Temperature Zone Control.  
**Hot water:** From hot water cylinder - size, make and model to be confirmed.  
 For the purpose of SAP a 110 litre cylinder has been assumed.  
**Secondary heating:** None assumed.  
**Thermal bridging:** Calculated using Accredited Construction Details, Plenum and Concrete Block Association calculated junction details.  
**Air pressure:** Driveway sealed to achieve 'Air Tight'.  
**Low energy lights:** 100% of bulbs.  
**SAP result:** PASS.  
 For specification alterations please contact the technical office on 01302 751616.

**Project:** Land off Greencare Close  
**Plot:** Ph 2  
**OS Grid Ref:** OS Grid Ref: 01  
**Planning:** Plot 4 & 5  
**4 Bedroom House Plan**  
 State of 11: 1:100  
 Date: Mar 2021

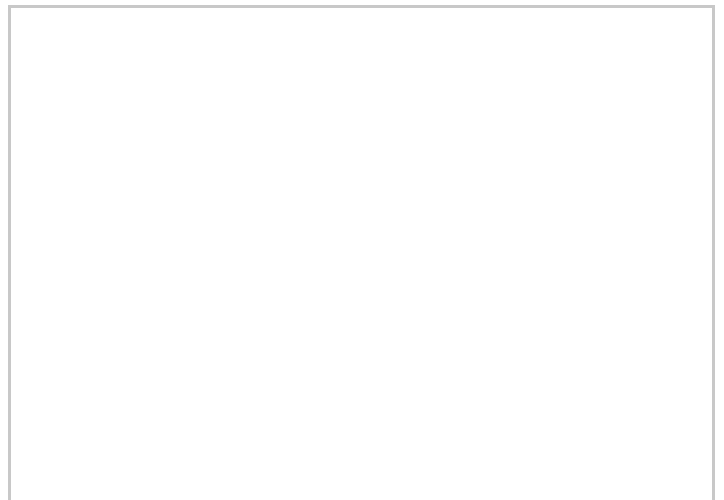
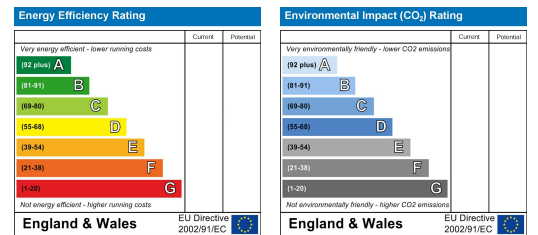
**Woodhouse Lane Dev Comp**  
 11/20/2021  
 11/20/2021  
 11/20/2021  
 11/20/2021

**NHBC**  
 National House Building Council  
 Approved Building Control

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.