



37 St. Vincent Avenue

Branton, Doncaster, DN3 3QR

Offers Over £250,000

Welcome to St. Vincent Avenue, Branton, Doncaster - a charming property that offers a fantastic opportunity for a new homeowner. This delightful house boasts 3 double bedrooms together with a generous main bathroom making it perfect for a growing family or those in need of extra space.

Situated in a sought-after village with a cul de sac position, this property provides a peaceful and secure environment for you to call home.

One of the standout features of this property is its convenient location, with amenities right on your doorstep. Whether you need to grab groceries, or simply fancy a leisurely stroll, everything you need is just a stone's throw away.

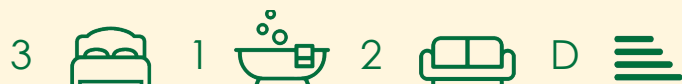
The versatile ground floor layout provides flexibility for you to adapt the space to suit your lifestyle and preferences as well as the traditional formal reception rooms.

Additionally, the property has been largely extended, offering even more living space for you to enjoy. The good-sized garden is perfect for outdoor activities, gardening enthusiasts and a driveway to the front.

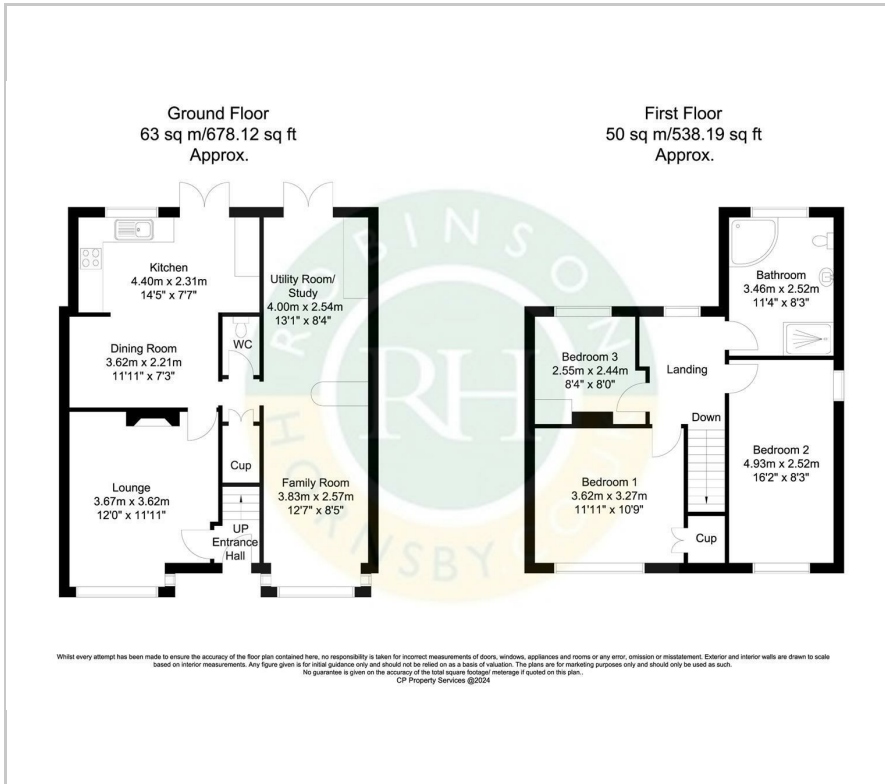
- Largely extended family home, offering generous bedrooms
- Large 4 piece family bathroom
- Versatile groundfloor, traditional reception rooms
- Option of home office or play room as well as utility space
- Open plan kitchen/dining room conducive with modern day living
- Good size garden ideal for families
- Sought after village
- Cul-de-sac position with amenities closeby
- Commuter links within easy reach
- Freehold, council tax band B

Viewing

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



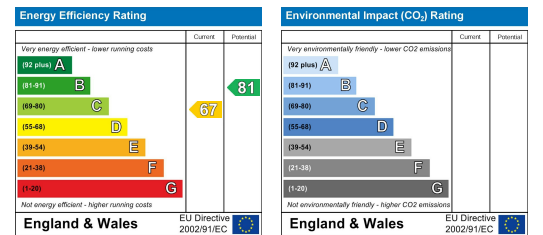
Floor Plan



Area Map



Energy Efficiency Graph



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