

HUNTERS[®]

HERE TO GET *you* THERE



Springwood Close

Branton, DN3 3UD

Offers In Excess Of £300,000



Council Tax: B



17 Springwood Close

Branton, DN3 3UD

Offers In Excess Of £300,000



DESCRIPTION

This five-bedroom semi-detached property has been extended with the addition of a Bedroom and En Suite in the loft. Briefly the property has a Master Bedroom with En Suite to the second floor plus four Bedrooms and family Bathroom to the first floor as well as Lounge, Dining Room and Kitchen Diner on the ground floor. Outside there is a garden to the rear with lawn and off street parking to the front.

Branton is a village which has a primary school, post office, newsagent, barbers, hairdressers, beauty salon and public house. The Yorkshire Wildlife Park is immediately to the south of the village and the M18 is only a short drive away providing motorway access.

ACCOMMODATION

The property is accessed via a porched Entrance with composite door and glass panel leading into:

ENTRANCE HALL

Providing access to the Lounge, stairs rising to the first floor accommodation, concealed radiator, wood panel flooring, telephone point, smoke alarm and spotlights to ceiling

LOUNGE

9'1" x 15'2" (2.77m x 4.64m)

TV point, spotlights to ceiling, window to the front elevation and door leading into:

KITCHEN DINER

22'6" x 17'11" (6.87m x 5.48m)

Range of wall and base units in black with complementary worktops, built in Bosch oven with separate grill, four ring halogen induction hob with extractor fan over, space for American style fridge

freezer, integrated dishwasher, central island with cupboards under, spotlights to ceiling, smoke alarm, two Velux windows, two vertical radiators, tiled flooring, two windows to the rear elevation and UPVC door leading out to the rear garden. Doors into Utility Room, understairs cupboard and Dining Room.

UTILITY ROOM

Worktop with space under for dishwasher and dryer, cupboard, spotlights to ceiling and extractor fan.

DINING ROOM/PLAY ROOM

7'8" x 15'2" (2.34m x 4.63m)

Window to the front elevation, spotlights to ceiling, wood panel flooring, radiator, cupboard housing the electric fuse box and meter.

FIRST FLOOR LANDING

Providing access to three Bedrooms, cupboard housing the Ideal logic boiler, stairs rising to the second floor, passageway over the extension accessing a further Bedroom and Shower Room., Spotlights and smoke alarm to ceiling.

BEDROOM TWO

7'8" x 12'5" (2.36m x 3.79m)

Built in wardrobe, spotlights to ceiling, window to the front elevation and radiator.

BEDROOM THREE

7'5" x 11'9" (2.28m x 3.60m)

Window to the front elevation and radiator.

BEDROOM FOUR

9'10" x 7'1" (3.00m x 2.18m)

Panel flooring, window to the rear elevation and radiator.

BEDROOM FIVE/BOX ROOM

4'5" x 10'1" (1.35m x 3.09m)

With the addition of built in wardrobes and currently used as a Dressing Room, spotlights to ceiling, window to the rear elevation and radiator.

SHOWER ROOM

7'5" x 9'8" (2.27m x 2.96m)

Walk-in shower with rainfall showerhead and handheld unit, wall mounted wash hand basin with mixer tap and overhead mirror with touch sensor light, low-level flush WC, tiling to floor and one wall, three shelves, spotlights to ceiling, wall radiator, and window to the rear elevation.

SECOND FLOOR LANDING

MASTER BEDROOM

15'4" x 14'2" (4.69m x 4.34m)

Two wall lights, two storage cupboards, spotlights to ceiling with three Velux windows to the rear, two windows to the front elevation, two radiators and door leading into:

EN SUITE BATHROOM

5'10" x 8'11" (1.80m x 2.72m)

Matching white suite with stand alone slipper bath with mixer tap over and handheld shower, circular wash hand basin on wall stand, low level flush wc, tiled flooring, spotlights to ceiling, window to the front elevation and radiator.

EXTERNALLY

The rear garden is laid to Astroturf with paving and stone chip areas and outside tap. To the front is a lawned area with drive allowing off street parking.

COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'B'

TENURE - FREEHOLD

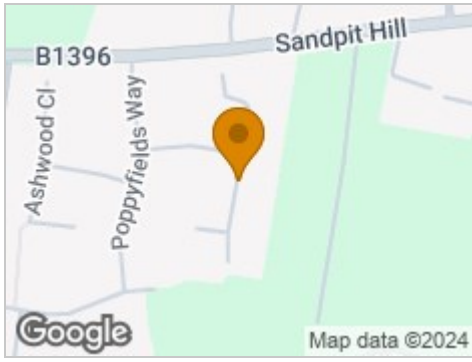
AGENTS NOTE

We are advised by the Vendor that during the completion of the extension the property has undergone a full electrical rewire and replacement of all windows and doors.

Confirmation paperwork is available from the office.



Road Map



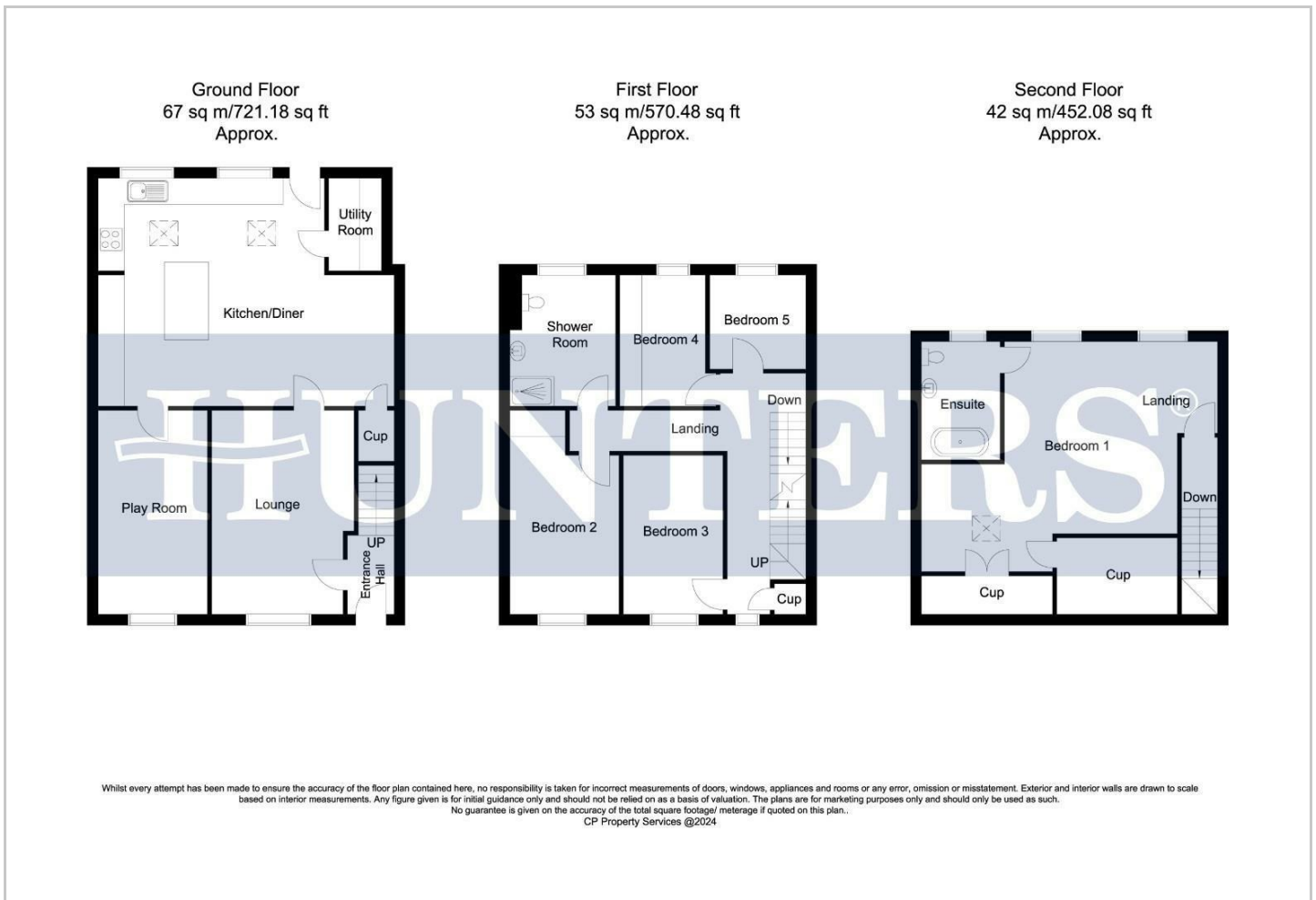
Hybrid Map



Terrain Map



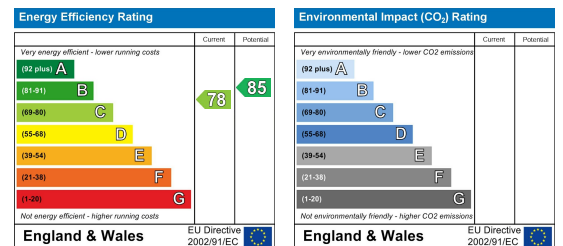
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.