



Doncaster Road, Branton, DN3 3LT

£235,000

PRICED TO SELL NOW!!! Fantastic property back on the market unexpectedly! Modern high specification house in popular location. Modern living dining kitchen with appliances & bi fold doors, contemporary bathroom, en suite & WC. **MUST BE VIEWED!!!**



Cobblers House Doncaster Road, Branton, DN3 3LT

We are delighted to offer for sale this modern high specification semi detached house located in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

as you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern living dining kitchen with appliances plus a contemporary bathroom, en suite and WC. Items of note include bi fold doors to the rear, fitted wardrobes to bedroom 1 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance porch, lounge, living dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

The property occupies an end plot with gardens to the front and rear. There are 2 parking spaces.

Tenure - Freehold
Council Tax - Band B

The property comprises.

GROUND FLOOR

Entrance Porch

With fitted carpets.

Lounge 15'7"(max) x 14'7"(max)
(4.75m(max) x 4.46m(max))

With fitted carpets. Access to store.

Living Dining Kitchen 15'6"(max) x 15'3"(max)
(4.73m(max) x 4.65m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and

upstands plus feature mirror splash backs and island unit with granite worktop. With oven, hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap. With recessed spot lights plus laminate flooring and bi fold doors leading to the rear garden.

WC 6'7" x 3'2" (2.02m x 0.97m)

Having contemporary white sanitary ware with vanity basin, tiling, floor tiling and chrome ladder radiator.

FIRST FLOOR

Landing

With fitted carpets. Access to store.

Bedroom 1 16'1"(max) x 8'8"(max)
(4.91m(max) x 2.66m(max))

With fitted wardrobes and carpets.

En Suite 6'3" x 4'6" (1.93m x 1.39m)

Having contemporary white sanitary ware with vanity basin, wall and floor tiling, chrome ladder radiator and recessed spot lights.

Bedroom 2 13'11"(max) x 8'8"(max)
(4.25m(max) x 2.66m(max))

With fitted carpets.

Bedroom 3 9'0"(max) x 6'4"(max)
(2.75m(max) x 1.95m(max))

With carpets and blinds.

Bathroom 6'4" x 5'6" (1.94m x 1.70m)

Having contemporary white sanitary ware with shower and screen to bath, vanity basin, wall and floor tiling plus recessed spot lights.

EXTERNAL

The property occupies an end plot with gardens to the front and rear. There are 2 parking spaces.





