



12 Hillcrest Drive,  
Branton, Doncaster, DN3 3FN

Reduced to: Offers in Region of £300,000

An exceptionally well appointed, family sized, modern four bedroomed detached house situated within this highly regarded residential development in the popular village of Branton.

Local amenities are within easy access including local shops and schools.

Gas central heating and uPVC double glazed windows are installed.

Attractive corner plot established gardens with driveway and brick garage.

An internal inspection is essential to fully appreciate the stylish family sized accommodation.



## GROUND FLOOR

**Entrance Hall** with part glazed entrance door with opaque glass, built in cloaks cupboard, telephone point.

**Cloakroom** with low level wc, pedestal wash basin with tiled splash back, radiator, uPVC double glazed window with opaque glass.

**Sitting Room** 9' 0" x 9' 2" (2.75m x 2.8m) (max) with radiator.



**Lounge** 12' 1" x 18' 3" (3.69m x 5.57m) (second measurement reducing to 16 ft 6") with 2 x double radiators, side facing bay window and uPVC double glazed French doors leading into the rear garden.



**Dining Kitchen** 15' 4" x 20' 0" (4.68m x 6.1m) (first measurement reducing to 13 ft - measurements excluding bays) with front facing bay window and larger squared rear facing bay window with uPVC double glazed French doors leading into the rear garden. An extensive range of quality fitted kitchen units comprising base cupboard and drawer units with roll edge worktops, with an inset 1.5 bowl stainless steel sink unit, built in dishwasher, integrated fridge freezer and incorporating split level cooker equipment comprising a six ring gas hob unit with stainless steel splash back and extractor hood over, adjacent tall cupboard housing the built in oven, matching wall mounted cupboard units, one housing the concealed wall mounted gas central heating boiler, radiator, inset spotlights to ceiling.



**Utility Room** 5' 3" x 6' 3" (1.61m x 1.91m) with matching base cupboard unit with roll edge worktop, with plumbing and recess for automatic washing machine, wall mounted cupboard units, radiator, part glazed rear entrance door.

## FIRST FLOOR

**Landing** with radiator, built in airing cupboard.

**Rear Master Bedroom 1** 12' 1" x 17' 6" (3.69m x 5.34m) with a generous range of quality fitted wardrobes with hanging space, radiator.



**En-Suite** with a quality white suite comprising tiled shower compartment with thermostatically controlled shower, pedestal wash basin, low level wc, electric shaver socket, part tiled walls, heated towel rail, extractor fan to ceiling, uPVC double glazed window with opaque glass.



**Front Bedroom 2** 11' 5" x 10' 9" (3.48m x 3.28m) Front. (max) with radiator.



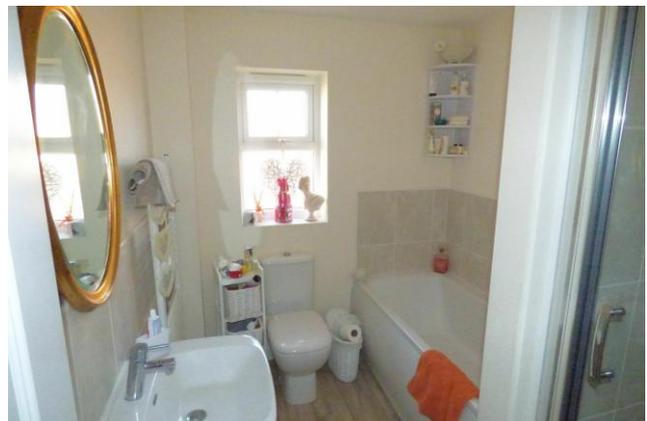
**Front Bedroom 3** 9' 3" x 12' 9" (2.82m x 3.89m) (measurements to the wardrobe front) with one wall lined with fitted wardrobes with hanging space and additional built in storage cupboard.



**Rear Bedroom 4** 13' 6" x 8' 10" (4.12m x 2.7m) (max) with radiator.



**Bathroom** 6' 6" x 8' 9" (1.99m x 2.67m) with a quality white suite comprising panelled bath, tiled shower compartment with thermostatically controlled shower, pedestal wash basin, low level wc, part tiled walls, heated towel rail, extractor fan to ceiling, uPVC double glazed window with opaque glass.



**OUTSIDE**

**Gardens**

The property occupies attractive established corner plot gardens with a lawned front garden with well stocked flower bed and a short flight of steps leading to the front door. There is an attractive private wall enclosed garden to the rear which is predominantly laid to a shared lawn with flower and shrub borders. A paved patio and paved footpath leads to the rear brick built garage.



**Rear**



**Garage**

with pitched and tiled roof and having up and over door, lighting and power installed and incorporating a useful workshop area.

**OFFER PROCEDURE:** To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to JOHNSONS without delay.  
**FREE VALUATIONS:** We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.  
**FIXTURES & FITTINGS:** Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

**SURVEYS:** Johnsons provide a full range of services to sellers and buyers, from lettings and surveys to mortgages. Please ask one of our staff for more information.

**VIEWING:** By arrangement with Johnsons.

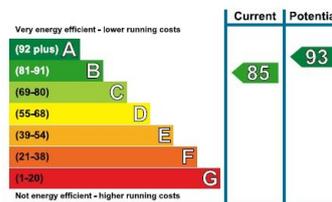
**COUNCIL TAX BAND:** For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

**SELLING YOUR HOME?** For details of our selling service and competitive selling fees please see our website. Search for "Johnsons Doncaster" in your internet browser.

**DIRECTIONS:** The property is situated within this highly regarded modern residential development and can be approached by travelling from the direction of Cantley into the village of Branton along Doncaster Road. Turn left into Hillcrest Drive and the property will be found on the right hand side identified by a For Sale board.

**ENERGY PERFORMANCE**

Energy Efficiency Rating: B 85 (93)



A full copy of the EPC is available upon request.  
 RA 22695 NH 08/02/18



Total area: approx. 146.4 sq. metres (1575.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.