



The Close, Branton Doncaster

welcome to

The Close, Branton Doncaster

This three-bedroom detached bungalow, situated in a highly sought-after village position, offers spacious and versatile living accommodation ideal for families or those looking to downsize. Set on a superb plot with ample parking, well maintained gardens and offered to market with no chain!



Entrance Hall

With a side entrance door providing access into the property.

Lounge

A beautifully bright and spacious reception room featuring a front double glazed window with decorative coving, two central heating radiators, stylish wood-effect flooring, a central ceiling fan, an elegant feature fireplace and a further side feature double glazed window.

Kitchen

An extensive, beautifully fitted kitchen complete with a rear double glazed window, a side facing double glazed window, an array of cream wall and base units, contrasting dark roll-edge worktops, and tiled splashbacks. Equipped with a built-in double oven, inset electric hob with a stylish stainless steel extractor hood over, space for a slimline dishwasher, an under-counter washing machine space, and a freestanding fridge-freezer. Finished with tiled flooring, a side access door, spotlights to the ceiling, and a wall-mounted gas boiler and central heating radiator.

Conservatory

A light and airy addition to the home featuring wrap-around side garden UPVC double glazed windows, a pitched vaulted roof, wood effect flooring, power sockets, and double doors opening directly out onto the rear patio.

Bedroom One

With a rear facing double glazed window, a central heating radiator and wood effect flooring.

Bedroom Two

With wood effect flooring, a central heating radiator and a rear access door leading straight into the conservatory.

En Suite W.C

Fitted with a low flush W.C, a wash hand basin and tiling to the walls.

Bedroom Three

A versatile third bedroom featuring a side double glazed window, a central heating radiator and wood effect flooring.

Bathroom

Fitted with a low flush W.C, a wash hand basin and a shower cubical with shower. There are two rear facing double glazed windows and a heated towel rail.

Outside

To the front, the property enjoys a generous driveway set back from the road, with a low maintenance gravelled garden featuring decorative circular paving and established shrubs. To the rear, there is an artificial lawn, a paved patio seating area ideal for outdoor dining, and a raised brick-built pond with a safety cover. The garden is well stocked with mature plants and shrubs and is enclosed by timber fencing.

Garage

A solid brick built garage featuring a secure up and over front door, a convenient rear pedestrian door, and a side door alongside a long concrete driveway providing ample off road parking.

Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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The Close, Branton Doncaster

- SUPERB SOUGHT-AFTER VILLAGE POSITION OFFERING A FANTASTIC PLOT
- SPACIOUS DETACHED THREE BED BUNGALOW OFFERING VERSATILE LIVING ACCOMMODATION
- IMPRESSIVE PRINCIPAL DUAL ASPECT LOUNGE
- EXTENSIVE FITTED KITCHEN COMPLETE WITH INTEGRATED APPLIANCES
- LIGHT AND AIRY CONSERVATORY PROVIDING ADDITIONAL RECEPTION SPACE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£299,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123830 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk