



34 Hillcrest Drive, Branton - DN3 3FN

Doncaster

Offers Over £367,500

## 34 Hillcrest Drive

Branton, Doncaster

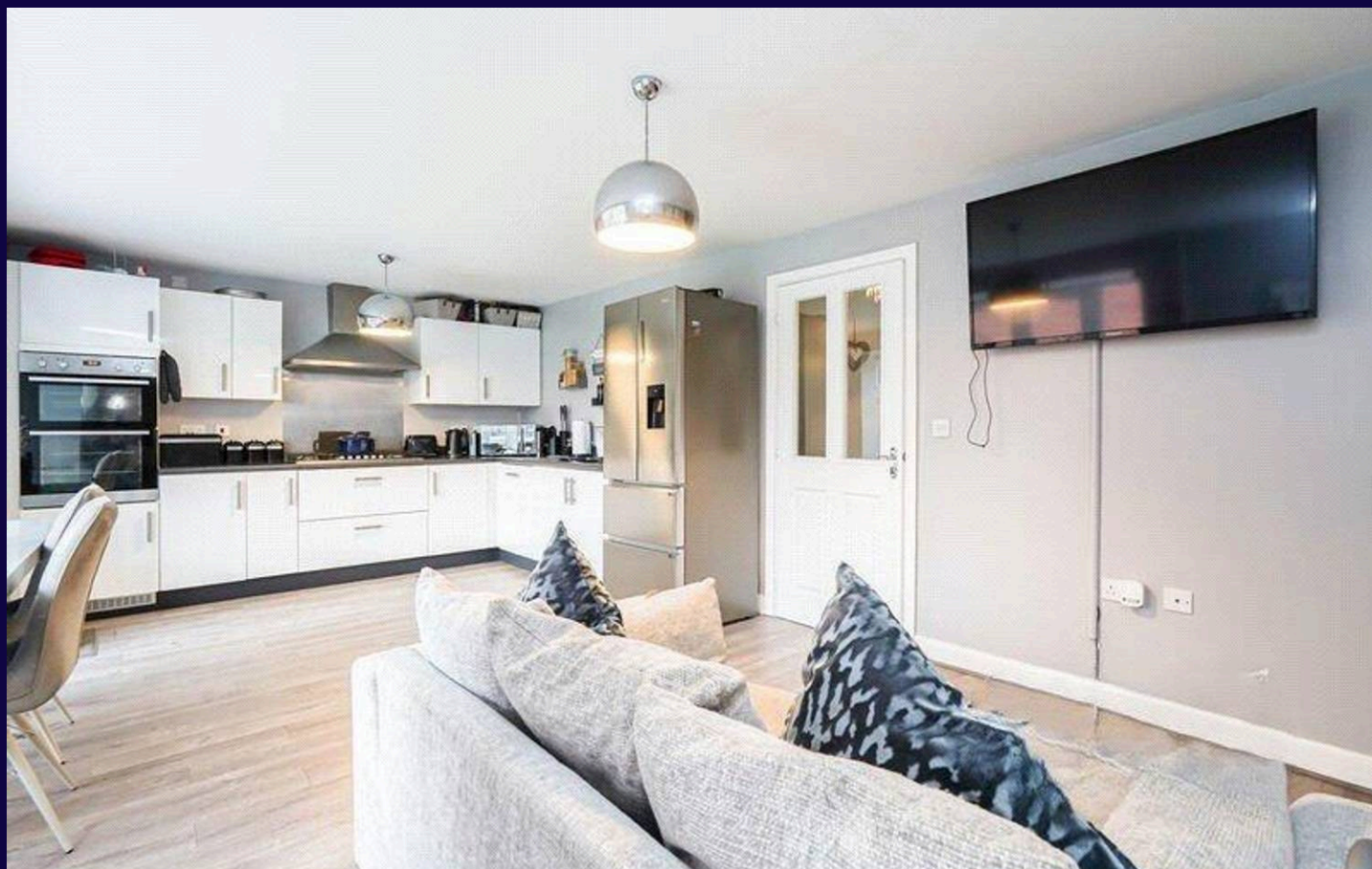
Immaculate four-bed detached home in sought-after Branton. Spacious living, modern kitchen, en suite, hot tub, garage, and low-maintenance garden. Ideal for families and professionals. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Immaculately Presented Four Bedroom Detached Family Home
- Four Generous Double Bedrooms with En-Suite to Master and Built-In Wardrobes to Two Bedrooms
- Situated on a Highly Sought-After Development in the Popular Village of Branton, Close to Excellent Schools, Amenities & Motorway Links
- Stunning Open Plan Kitchen/Dining/Living Space Ideal for Entertaining
- Separate Utility Room & Convenient Ground Floor WC
- Spacious Dual Aspect Lounge with Attractive Bay Window
- Large Low Maintenance Rear Garden with Hot Tub & Patio Area
- Private Driveway Providing Off-Road Parking & Integral Garage



ACR are delighted to present this **immaculately presented** four-bedroom detached family home, occupying an **enviable position** on a highly sought-after development in Branton, Doncaster. Offering spacious and versatile living accommodation finished to an **exceptional standard throughout**, this impressive property also benefits from a generous low-maintenance rear garden complete with a **hot tub**, off-street parking, and an integral garage.

Branton is a highly desirable village location, well regarded for its excellent schools, convenient local amenities, and superb motorway connections, making it ideal for families and professionals alike.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway, complete with a ground floor WC and cloakroom area, ideal for storing coats and shoes.

The spacious dual-aspect lounge is flooded with natural light from the attractive bay window, creating the perfect space to relax and unwind.

Undoubtedly the heart of the home is the stunning open-plan kitchen, dining and living area, designed with modern family living and entertaining in mind. This impressive social space features French patio doors opening onto the rear garden, seamlessly blending indoor and outdoor living, along with additional space for a sofa seating area. The contemporary kitchen is fitted with a range of stylish wall and base units, complementary worktops, and integrated appliances including a double electric oven, gas hob with extractor hood, and dishwasher, together with space for an American-style fridge freezer.

Leading off the kitchen is a generously sized utility room, offering ample space for household appliances and providing convenient external access to the garden.

To the first floor, the spacious landing benefits from a useful storage cupboard housing the water tank. The master bedroom features modern fitted wardrobes and a contemporary en-suite shower room. Bedroom two also benefits from built-in wardrobes, providing valuable additional storage space. Bedrooms three and four are both well-proportioned double rooms, served by a modern family bathroom comprising a bath, wash hand basin, and WC.

Externally, the property continues to impress with a large fully enclosed rear garden designed for low-maintenance enjoyment. The outdoor space boasts a hot tub, spacious patio seating area, and a high-quality artificial lawn, making it perfect for relaxing and entertaining. To the front of the property is a private driveway providing off-road parking and access to the integral garage.

Get in touch today to arrange your viewing!



