



**Plot 9 Breck Lane, Doncaster
DN10 5EF**

£450,000

Property Summary: The Primrose – Mattersey Thorpe

Welcome to The Primrose, a beautifully designed three-bedroom detached bungalow located on an exclusive new build development in the charming village of Mattersey Thorpe. Spanning approximately 1,334 sq ft, this spacious and modern home offers a perfect blend of comfort and style.

At the heart of the property is a large open-plan kitchen and family room, featuring a central island and elegant bifold doors that open out onto the rear garden—perfect for entertaining or relaxed everyday living. The Primrose offers three generously sized bedrooms, including a luxurious master bedroom with a private en-suite.

This energy-efficient home benefits from underfloor heating powered by a sustainable heat source pump, ensuring year-round comfort with lower running costs.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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