



Springwood Close, Branton Doncaster

welcome to

Springwood Close, Branton Doncaster

Situated in the sought after area of Branton, this spacious three bedroom mid-terrace home offers generous living accommodation throughout. The property benefits from a conservatory with double doors opening onto the garden, a generous open plan dining kitchen, and a bay fronted lounge.



Entrance Porch

With a front facing double glazed door and access into the lounge.

Lounge

A spacious room with a front facing double glazed bay window, a central heating radiator, stairs which rise to the first floor landing and access into the kitchen.

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a four ring gas hob with extractor above, there is an electric oven and grill, an integrated dishwasher, plumbing for a washing machine and space for a dryer. There is complimentary tiling, downlights, a central heating radiator, a rear facing double glazed window and a door into the conservatory.

Dining Area

Open from the kitchen with a front facing double glazed window and a central heating radiator.

Conservatory

With side and rear facing double glazed windows, a side facing door to the garden and a central heating radiator.

First Floor Landing

With a useful storage cupboard.

Bedroom One

A spacious bedroom with a front facing double glazed window and a central heating radiator.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and a useful storage cupboard.

Bedroom Three

With a front facing double glazed window, a central heating radiator and fitted wardrobes.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath with shower over. There is tiling to the walls and floor, a heated towel rail and a rear facing obscured double glazed window.

Outside

To the front of the property is an open-plan driveway providing ample off road parking. To the rear, the garden is mainly laid to lawn and enclosed by fencing to the perimeter. There are two patio areas, ideal for hosting and entertaining, along with a fully insulated garden office.

Garden Office

Fully insulated and weather proof, the space has lights and electrics and two double plug sockets.

Agent's 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.



view this property online williamhbrown.co.uk/Property/DCR127270



welcome to

Springwood Close, Branton Doncaster

- THREE BEDROOM MID-TERRACE FAMILY HOME
- WELL PRESENTED THROUGHOUT
- GENEROUS LIVING ACCOMMODATION
- ENCLOSED REAR GARDEN WITH PATIO AREAS AND A GARDEN OFFICE
- DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127270



Property Ref:
DCR127270 - 0004

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