



## Poppyfields Way, Doncaster

£405,000

3Keys Property are delighted to present to the open sales market this 4 double bedroom detached family home, situated on one of the largest plots on this highly sought after development in Branton, Doncaster. Well presented throughout with both the ensuite and bathrooms recently refurbished and a new combi boiler installation. This family home has plenty of living accommodation to match the number of bedrooms on offer. In addition to spacious accommodation, this property has parking for at least 3 cars, detached double garage with remote controlled doors as well as a pedestrian door, storage, power and lighting. Gardens to the front and a large south facing rear garden with patio, paved area and grass lawn. To view, contact 3Keys Property 01302 867888

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- BOILER REPLACED RECENTLY
- 3 RECEPTION ROOMS
- SPACIOUS PRINCIPAL BEDROOM WITH ENSUITE BATHROOM
- LARGE PLOT WITH SOUTH FACING REAR GARDEN
- RECENTLY REFURBISHED BATHROOM & ENSUITE
- OPEN PLAN KITCHEN/FAMILY/DINING AREA
- GROUND FLOOR WC & UTILITY ROOM
- DETACHED DOUBLE GARAGE WITH PARKING FOR SEVERAL CARS
- LOCATED CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS AND 6TH FORM COLLEGE

## PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this 4 double bedroom detached family home, situated on one of the largest plots on this highly sought after development in Branton, Doncaster. Well presented throughout with both the ensuite and bathrooms recently refurbished and a new combi boiler installation. This family home has plenty of living accommodation to match the number of bedrooms on offer and all of the internal and external doors have been replaced. In addition to spacious accommodation, this property has parking for at least 3 cars, detached double garage with remote controlled doors as well as a pedestrian door, storage, power and lighting. Gardens to the front and a large south facing rear garden with patio, paved area and grass lawn.

Accommodation briefly comprises of a spacious, welcoming hallway, exceptionally large lounge with front aspect bay window and rear aspect sliding doors, front aspect snug/office, rear aspect kitchen/dining/family room, utility, ground floor WC, landing with storage and loft access, large principal bedroom with a range of fitted wardrobes and recently refurbished ensuite with bath tub, 3 further double bedrooms all with storage and a recently modernised family bathroom with walk in shower.

## GROUND FLOOR

You are greeted by a spacious hallway, tastefully decorated with a wood effect Karndean floor which runs throughout the hallway and kitchen/dining/family room. The hallway has a radiator, 2 single pendant light fittings, large storage cupboard and gives access to the lounge, kitchen, wc, snug/office and stairs to first floor accommodation.

The lounge is a great size and has a lovely front aspect bay window, carpet to floor, 2 radiators and 2 single pendant light fittings. There are rear aspect sliding doors giving access onto the patio.

The front aspect office/snug has many uses depending on your needs as a family. Vinyl floor covering, single pendant light fitting, loft access and radiator.

To the rear of the property is a fully fitted kitchen with a wide range of floor and wall units, integrated appliances which include an eye level oven and grill, hob with extractor hood and dishwasher. Rear aspect window, large bay window to the dining area which floods the room with light and access to the utility room. The kitchen/family room has spot lighting and 2 radiators.

The utility is fitted with floor and wall units, contrasting work tops, plumbing for the washing machine, radiator and sink unit with drainer. Side aspect window, tiled floor and single pendant light fitting.

WC has hand basin, wc, side aspect window, radiator and tiled floor.

## FIRST FLOOR

Landing fitted with carpet, large feature front aspect window, store cupboard, radiator, 2 single pendant light fittings and loft access. All rooms can be reached from the landing.

Large principal bedroom is front aspect and fitted with a range of double wardrobes, carpet fitted to floor, radiator and single pendant light fitting. Access to ensuite.

The recently refurbished ensuite is fully tiled with a tiled floor and offers a white suite with bath tub with shower over, hand basin with fitted storage unit, wc, heated towel rail and spot lighting. Side and rear aspect obscure glass windows.

Bedroom 2 is rear aspect with double wardrobes, carpet fitted to floor, radiator and single pendant light fitting.

Bedroom 3 is front aspect with carpet fitted to floor, store cupboard with hanging rail, radiator and single pendant light fitting and bedroom 4, also a double bedroom, is rear aspect with carpet fitted to floor, double wardrobe, radiator and single pendant light fitting.

The recently refurbished family bathroom is fully tiled with a tiled floor, the white suite comprises a walk in shower, hand basin with fitted unit, wc, heated towel rail, spot lighting and rear aspect window.

## EXTERNAL

To the front of the property is a low maintenance garden and driveway for at least 3 cars. The south facing rear garden has a large patio area, grass lawn and large paved area fenced off from the garden for the dogs. The large detached double garage has remote controlled doors and a pedestrian door to the garden. The garage has power and lighting and there is the opportunity to board out the loft area to create additional storage space.

This development is highly sought after due to its prime position in Branton, Doncaster. Close to motorway access making it an ideal choice for those who commute to neighbouring towns and cities with highly sought after schools and outstanding 6th Form College. Branton offers a range of amenities and has the world famous, award winning Yorkshire Wildlife Park on its doorstep as well as Kilham Hall Park and community centre.

Don't miss the opportunity to view this great family home, contact 3Keys Property 01302 867888.



## HALLWAY

## LOUNGE

3.51m x 7.10m (11' 6" x 23' 4") NOT INTO BAY

## KITCHEN/FAMILY/DINING AREA

2.46m x 4.89m (8' 1" x 16' 1") CHANGING TO 3.35m x 6.31m (11' 0" x 20' 8")

## SNUG/STUDY

2.78m x 2.37m (9' 1" x 7' 9")

## UTILITY

1.76m x 1.81m (5' 9" x 5' 11")

## WC

1.78m x .95m (5' 10" x 3' 1")

## LANDING

## PRINCIPAL BEDROOM

4.24m x 4.25m (13' 11" x 13' 11") MAXIMUM MEASUREMENT

## ENSUITE

1.94m x 2.73m (6' 4" x 8' 11")

## BEDROOM 2

2.68m x 3.47m (8' 10" x 11' 5")

## BEDROOM 3

2.16m x 2.81m (7' 1" x 9' 3")

## BEDROOM 4

2.38m x 2.76m (7' 10" x 9' 1")

## FAMILY BATHROOM

2.08m x 1.69m (6' 10" x 5' 7") CHANGING TO 2.08m x 2.44m (6' 10" x 8' 0")

## ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – C

Tenure – Freehold

## DISCLAIMER

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## Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown hereon shall be tested and not guaranteed to their operation, by efficiency can be given. Made with Metreage C202