

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Bracken Close, Doncaster

£439,950

3Keys Property are excited to offer for sale this immaculately presented 4 double bedroom detached property on this exclusive cul de sac development in Branton, Doncaster. With a fully fitted kitchen/dining area with large breakfast bar and integrated appliances, spacious lounge with French doors onto garden, dining room, conservatory, study/snug, utility, ground floor wc, principal bedroom with fitted wardrobes and ensuite, 3 further double bedrooms and a family bathroom with walk in shower and bath tub - the perfect family home. Contact 3Keys Property for details 01302 867888.

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- FULLY FITTED KITCHEN WITH DINING AREA
- PRINCIPAL BEDROOM WITH ENSUITE
- DOUBLE DETACHED GARAGE WITH DRIVEWAY
- HIGHLY SOUGHT AFTER BRANTON VILLAGE LOCATION
- 4 RECEPTION ROOMS WHICH INCLUDE A SUN ROOM
- UTILITY AND GROUND FLOOR WC
- FAMILY BATHROOM WITH BATH TUB AND WALK IN SHOWER
- LANDSCAPED REAR GARDEN WITH OPEN ASPECT VIEW
- CLOSE TO SCHOOLS AND 6TH FORM COLLEGE

## ENTRANCE HALLWAY

1.88m x 2.77m (6' 2" x 9' 1")

## OFFICE

3.25m x 3.83m (10' 8" x 12' 7")

## DINING ROOM

2.86m x 3.83m (9' 5" x 12' 7")

## LOUNGE

3.39m x 5.47m (11' 1" x 17' 11")

## DOWNSTAIRS WC

0.84m x 2.16m (2' 9" x 7' 1")

## KITCHEN/DINING ROOM

3.41m x 5.85m (11' 2" x 19' 2")

## UTILITY

1.79m x 2.16m (5' 10" x 7' 1")

## CONSERVATORY

3.28m x 3.55m (10' 9" x 11' 8")

## PRINCIPAL BEDROOM

3.83m x 4.07m (12' 7" x 13' 4")

## ENSUITE

2.01m x 2.13m (6' 7" x 7' 0")

## BEDROOM 2

3.18m x 4.84m (10' 5" x 15' 11")

## BEDROOM 3

3.43m x 4.07m (11' 3" x 13' 4")

## BEDROOM 4

3.06m x 3.10m (10' 0" x 10' 2")

## FAMILY BATHROOM

2.93m x 3.10m (9' 7" x 10' 2")

## ADDITIONAL INFORMATION

Council Tax Band – E

EPC rating – C

## Tenure – Freehold

Boiler - Conventional boiler installed approx. 18 months ago with storage tank.

Loft - Part boarded, access ladder, lighting and power.

Garage - Double detached garage with remote controlled sectional up and over door and pedestrian access door into garden and additional storage in eaves.

## DISCLAIMER

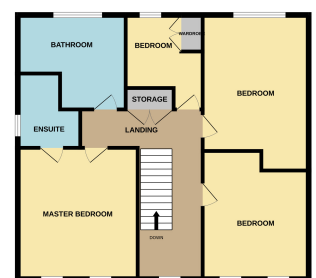
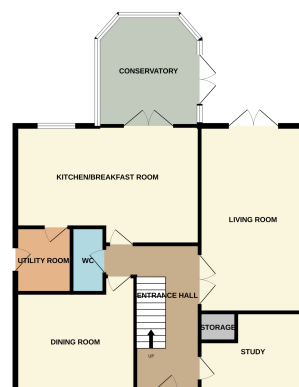
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

## 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 Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money

GROUND FLOOR  
950 sq.ft. (88.3 sq.m.) approx.

1ST FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA: 1783 sq.ft. (165.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The ground, structure and equipment shown here are not represented or guaranteed by the seller. We hereby disclaim all liability.  
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