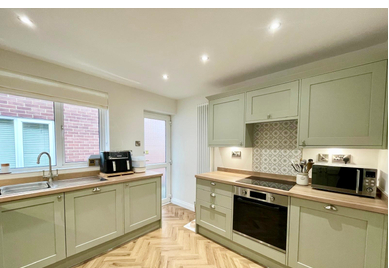


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



Alliss Road, Doncaster

£259,950

3Keys Property are excited to offer this spacious, and refurbished 3 bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Branton, Doncaster, this property benefits from a beautiful, new fitted kitchen, replastered walls, full rewire and new flooring throughout. With gardens to the front and rear, a driveway for 3 cars and an integral garage. To view this well presented bungalow, contact 3Keys Property today 01302 867888.

- 3 BEDROOM DETACHED BUNGALOW
- FRONT ASPECT LOUNGE/DINING ROOM
- CONSERVATORY LEAN TO WITH FRENCH DOORS
- ENERGY SAVING SOLAR PANELS OWNED BY SELLER
- EASY ACCESS TO THE MOTORWAY NETWORK AND CITY CENTRE
- BRANTON VILLAGE LOCATION
- NEW FITTED KITCHEN WITH INTEGRATED APPLIANCES
- BATHROOM WITH WALK IN SHOWER & BATH TUB
- GARAGE WITH DRIVEWAY FOR 3 CARS
- CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS



## PROPERTY DESCRIPTION

3Keys Property are excited to offer this spacious and recently refurbished 3 bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Branton, Doncaster, this property benefits from a new fitted kitchen, full rewiring, replastered walls and new flooring throughout. With gardens to the front and rear, a driveway for 3 cars and an integral garage.

The refurbishment has been carried out over the last 3 years and consists of new window to the front, all internal doors replaced, fully fitted kitchen, full rewiring, and new Kardean flooring and carpets throughout. The property also benefits from energy saving solar panels owned by the vendor.

Accommodation comprises of an entrance hallway which gives access to front aspect lounge/dining room, 2 good size double bedrooms and a further single bedroom, family bathroom with bath tub and walk in shower, new fully fitted kitchen with integrated appliances and a separate wc.

The front of the property has a garden and concrete driveway which provides parking for 3 cars. There is access to the rear of the property, the rear garden is mainly laid to lawn with shrub borders and patio area. There is a small storage shed, greenhouse and side access door to the property. The integral garage has a remote controlled roller door and benefits from power and lighting with pedestrian access to the rear garden.

Branton village is very popular due to its semi rural landscape, friendly community, accessibility to amenities, highly sought after schools and 6th form college and easy access to the motorway network and city centre. The perfect village for all ages. To view this beautiful bungalow, contact 3Keys Property 01302 867888.

## ACCOMMODATION

Entrance hall with a stunning Kardean wood effect floor which runs through to the lounge and dining room creating a seamless stylish look. The entrance hall gives access to all rooms, there is a radiator, 2 single pendant light fittings, access to loft which has power and lighting and a dispart boarded.

Front aspect open plan lounge with bow window, feature fireplace, wood burner, radiator and single pendant light fitting. The dining area has a radiator and single pendant light fitting.

The newly fitted shaker style kitchen with a range of floor and wall units and contrasting worktops offers integrated appliances including oven, hob and extractor hood, washing machine, dishwasher, fridge and freezer. Side aspect door and window, spot lights and high quality wood effect vinyl floor tiles.

Bedroom 1 is rear aspect with fitted carpet, radiator and single pendant light fitting.

Bedroom 2 is a further double bedroom with rear aspect French doors, carpet, radiator and single pendant light fitting.

Bedroom 3 is side aspect with fitted carpet, radiator and single pendant light fitting.

Fully tiled bathroom with suite comprising corner bath tub, walk in shower, hand basin, side aspect window, radiator, single pendant light fitting and vinyl floor covering.

Separate WC with vinyl floor covering, hand basin, side aspect window, radiator and single pendant light fitting.

## EXTERNAL

The front of the property has a garden which is mainly laid to lawn with shrub borders, a driveway which provides parking for 3 cars and access to the integral garage.

There is access to the rear of the property down the side of the property, the rear garden is mainly laid to lawn with shrub borders and patio area. There is a small storage shed, greenhouse and side access door to the kitchen. The integral garage has a remote controlled roller door and benefits from power and lighting.

Branton village is very popular due to its semi rural landscape, friendly community, accessibility to amenities, highly sought after schools and 6th form college and easy access to the motorway network and city centre. The perfect village for all ages. To view this beautiful bungalow, contact 3Keys Property 01302 867888.

## ENTRANCE HALL

## LOUNGE/DINING ROOM

3.70m x 6.18m (12' 2" x 20' 3") max measurement

## KITCHEN

3.02m x 3.21m (9' 11" x 10' 6")

## FAMILY BATHROOM

3.01m x 1.76m (9' 11" x 5' 9")

## WC

.87m x 2.08m (2' 10" x 6' 10")

## BEDROOM 1

3.01m x 3.93m (9' 11" x 12' 11")

## BEDROOM 2

2.99m x 3.01m (9' 10" x 9' 11")

## BEDROOM 3

2.08m x 2.69m (6' 10" x 8' 10")

## ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – D

Tenure – Freehold

Heating - Gas central heating and Combination boiler.

Loft - part boarded - lighting.

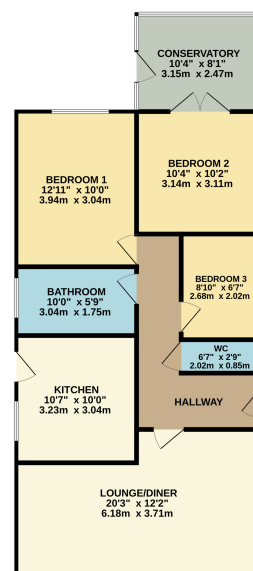
Renewable energy - Solar Panels owned by the vendor.

## 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 checked 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 Proceed  
To make an  
the relevant  
regarding ar  
include finan  
we may disc  
Laws to che

GROUND FLOOR  
868 sq.ft. (80.7 sq.m.) approx.



ply us with  
se our client  
hich will  
, in order that  
audering

TOTAL FLOOR AREA: 868 sq.ft. (80.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and other items are approximate and the responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown herein are not bonded and no guarantee as to their operability or efficiency can be given.  
Made with Hoxpox.com

