



Ashwood Close, Doncaster

£299,950

3Keys Property are delighted to present to the open sales market this extended 3 bedroom detached property in Branton, Doncaster. Situated within a quiet cul de sac on this popular development, this well maintained family home offers extended kitchen/breakfasting room, large lounge/dining room, ground floor wc, 3 double bedrooms, ensuite and family bathroom. Garage and parking for up to 5 cars and energy saving solar panels. To view this property, contact 3Keys Property today 01302 867888.

- 3 DOUBLE BEDROOM DETACHED PROPERTY
- EXTENDED KITCHEN/BREAKFASTING ROOM
- GROUND FLOOR WC
- REAR GARDEN WITH PATIO
- PARKING FOR UP TO 5 CARS

- WELL PRESENTED THROUGHOUT
- REAR ASPECT LOUNGE WITH FRENCH DOORS ONTO THE REAR GARDEN
- FAMILY SHOWER ROOM
- INTEGRAL GARAGE WITH INTERNAL DOOR
- ENERGY SAVING SOLAR PANELS WITH SHADE GREENER

PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this extended 3 bedroom detached property in Branton, Doncaster. Situated within a quiet cul de sac on this popular development, this well maintained home briefly comprises of: entrance hallway, lounge/dining room, kitchen/breakfasting room, ground floor W/C, principal bedroom with ensuite, 2 further double bedrooms, family bathroom with walk in shower, integral garage with internal door and low maintenance rear garden with patio. The property benefits from energy saving solar panels and is within walking distance of local primary school, wood and village park and community centre. There is easy access to highly sought after secondary schools, 6th form college and motorway network.

GROUND FLOOR

Entrance hallway, offers access to the lounge/diner, kitchen/breakfasting room, ground floor W/C and stairs to the first floor accommodation. There is an internal access door to the garage. The floor has wood effect laminate, there are 2 single pendant light fittings and central heating radiator.

A spacious and bright lounge/diner with front bay window, side aspect window and French doors leading to rear garden, finished with wood effect laminate flooring, 2 single pendant light fittings and 2 central heating radiators.

The kitchen/breakfasting room has been extended creating a lovely bright room which is fully fitted with a range of floor and wall units, there is space for fridge/freezer, dishwasher and oven. There is a side aspect door which leads to the low maintenance garden a rear aspect window overlooking the garden and 2 skylights. There is wood effect laminate flooring, spot lighting and 2 central heating radiators.

To complete the downstairs accommodation, there is a W/C with hand basin, single pendant light fitting, heated towel rail and wood effect laminate flooring.

FIRST FLOOR

To the first floor, there are 3 double bedrooms, ensuite and family bathroom. The principal bedroom has rear aspect window, fitted wardrobes and furniture, fitted carpet to floor, single pendant light fitting and central heating radiator.

The principal bedroom benefits from a part tiled ensuite with walk in shower, hand basin, W/C and fitted vanity unit and cabinet. Rear aspect obscure glass window, wood effect laminate flooring, heated towel rail and single pendant light fitting.

The 2nd double bedroom is rear aspect with fitted carpet, single pendant light fitting and central heating radiator.

Finally, the 3rd small double bedroom has a front aspect window, finished with carpet, central heating radiator and single pendant light fitting.

The family bathroom is part tiled with pvc panelling to the walk in shower area, hand basin, W/C, rear aspect obscure glass window wood effect laminate flooring, heated towel rail and spot lighting.

The spacious landing has a side aspect window, storage cupboard, radiator, single pendant light fitting, access to loft and fitted carpet to floor.

Externally, this property benefits from being situated in a quiet cul de sac on this popular development in Branton, Doncaster. There is access to the rear of the property through a secure gate.

The south facing rear garden is landscaped with an attractive patio area and grass lawn with mature shrub borders. The integral garage has an up and over door, power and lighting and an internal door giving access to the hallway. To the front of the property is a spacious driveway providing parking for 3 cars and there is additional parking within the property's boundary for a further 2 cars.

Branton is a semi rural village situated close to motorway access and sought after schools. The village is well serviced by public transport and has many local amenities including a community centre and park for locals to enjoy. This property is the perfect choice for the

growing family and those commuting outside of Doncaster. To view this ready to move into condition home, contact 3Keys Property today 01302 867888.

ENTRANCE HALL

LOUNGE/DINING ROOM

2.52m x 7.39m (8' 3" x 24' 3") INCREASING TO 3.24m x 7.39m (10' 8" x 24' 3")

KITCHEN/BREAKFASTING ROOM

2.83m x 5.91m (9' 3" x 19' 5") REDUCING TO 2.55m x 5.91m (8' 4" x 19' 5")

GROUND FLOOR WC

LANDING

PRINCIPAL BEDROOM

3.00m x 4.14m (9' 10" x 13' 7")

ENSUITE

1.15m x 2.88m (3' 9" x 9' 5")

BEDROOM 2

3.00m x 3.17m (9' 10" x 10' 5")

BEDROOM 3

2.16m x 3.15m (7' 1" x 10' 4")

FAMILY SHOWER ROOM

2.05m x 1.91m (6' 9" x 6' 3")

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – TBC

Tenure – Freehold

Boiler - Conventional boiler with storage tank, installed in 2018 and serviced annually.

Loft - With ladder and lighting. Part boarded.

Security - CCTV

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

GROUND FLOOR
647 sq ft. (60.1 sq.m.) approx.

1ST FLOOR
483 sq ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq ft. (104.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, contents, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency (noting gas).

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