



9 Willow Glen

Branton, Doncaster, DN3 3JD

Offers In The Region Of £625,000

A fantastic opportunity to purchase a five/six bedroom executive detached house situated on this quiet cul de sac within the sought after village of Branton. The property in brief comprises; entrance porch, reception hallway, spacious lounge, dining room, office/playroom, modern fitted kitchen/breakfast room, sitting room/6th bedroom, shower room, master bedroom with en suite shower room, guest bedroom with a further en-suite shower room, three further good sized bedrooms and family bathroom. Outside; block paved driveway to the front provides ample off road parking, double integral garage and rear enclosed garden with large pergola covered seating area ideal for alfresco style dining and summer house. Ideally located close to reputable schools and local amenities this well presented and spacious family home must be viewed.

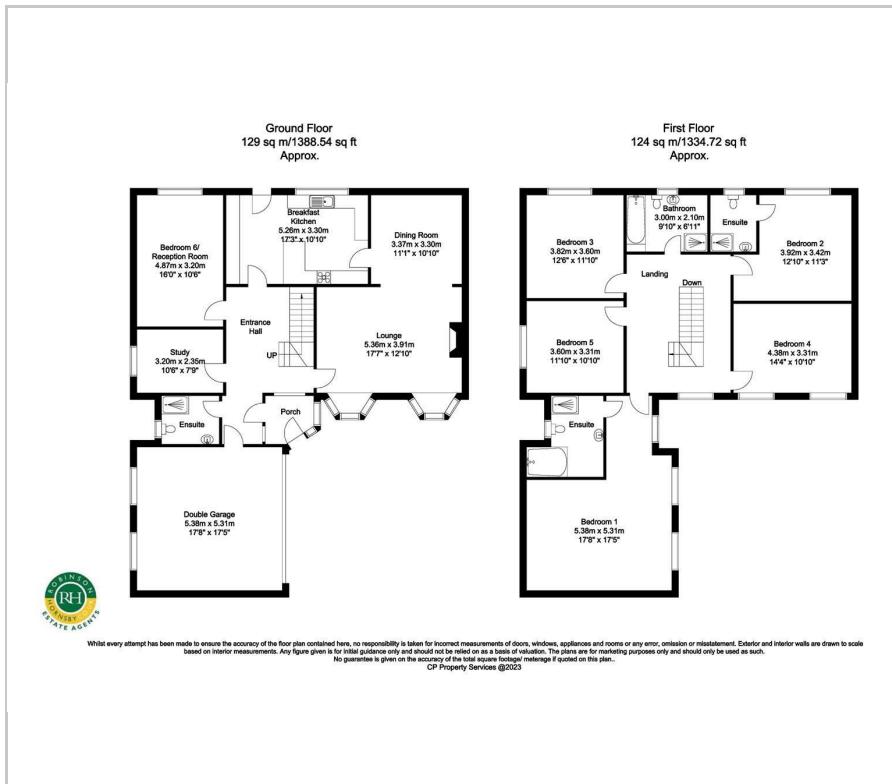
- Executive detached house
- 5/6 bedrooms
- Downstairs shower room
- Office/playroom
- Modern fitted kitchen/breakfast room
- En suite to master and guest bedrooms
- Contemporary family bathroom
- Rear garden with large pergola and summer house
- Ample off road parking and double integral garage
- Council tax band E and freehold

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	72	82
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.