



**8 Milton Road,
Branton, Doncaster, DN3 3NX**

Reduced to: OiRo: £335,000

A substantially extended, generously proportioned family sized five bedroomed detached house, offering exceptionally well appointed accommodation, occupying a delightful corner plot, situated within this highly regarded village of Branton. Local amenities are close at hand along with excellent transport links to the motorway network, Doncaster Town Centre and Robin Hood Airport.

Gas central heating, uPVC double glazed windows are installed, lounge with attractive feature fireplace and wood burning stove, modern fitted kitchen, master bedroom with en-suite shower room, four further bedrooms and family bathroom. Delightfully landscaped gardens, driveway with ample off-road parking and large integral garage. An internal inspection is essential to fully appreciate the well appointed accommodation.



GROUND FLOOR

Entrance Hall with uPVC entrance door with opaque glass, built in cloaks cupboard, radiator, cornice ceiling mouldings, telephone point.

Cloakroom with low level wc, corner wash hand basin, tiled walls, uPVC double glazed window with opaque glass.

Lounge 11' 0" x 15' 0" (3.36m x 4.58m) with an attractive feature surround fireplace with wood burning stove, cornice ceiling mouldings, fitted dado rail, radiator.



Dining Room 11' 0" x 9' 0" (3.36m x 2.75m) with radiator, cornice ceiling mouldings and opening into the sitting room.



Extended Sitting Room 10' 6" x 13' 6" (3.21m x 4.12m) with radiator, uPVC sliding patio door leading into the rear garden.



Kitchen 9' 7" x 11' 3" (2.93m x 3.43m) with a generous range of quality fitted kitchen units comprising of base cupboard and drawer units with attractive worktops, with an inset polycarbonate sink unit, plumbing and recess for automatic washer and dishwasher and incorporating split level cooker equipment comprising of a four ring gas hob unit, concealed extractor canopy over, built in oven, matching wall mounted cupboard units with concealed lights below, tiled walls, tile floor covering, under stairs pantry cupboard, additional built in storage cupboard, timber and glazed entrance door with opaque glass leads into the breakfast room.



Breakfast Room 11' 4" x 8' 7" (3.46m x 2.62m) with radiator, tile floor covering, uPVC double glazed patio door leading into the rear garden and door leading into the integral garage.



Utility Room 8' 1" x 5' 0" (2.47m x 1.53m) with base

cupboard units with roll edge worktops, with an inset stainless steel sink unit, splashback wall tiling, tile floor covering, uPVC rear entrance door with opaque glass.

FIRST FLOOR

Landing with access to loft, cornice ceiling mouldings.

Front Master Bedroom 1 16' 9" x 14' 0" (5.11m x 4.27m) with radiator and cornice ceiling mouldings.



En-Suite Shower Room 6' 0" x 10' 0" (1.83m x 3.05m) with a quality white suite comprising of tiled shower compartment with electric shower, pedestal wash basin with tile splashback, low level wc, heated towel rail, extractor fan and inset spotlights to ceiling, cornice ceiling mouldings, radiator, uPVC double glazed window with opaque glass.



Front Bedroom 2 12' 10" x 13' 0" (3.92m x 3.97m) (first measurement reducing to 11') with a generous range of fitted wardrobes with hanging space, additional built in wardrobe with hanging space.



Rear Bedroom 3 12' 9" x 9' 0" (3.89m x 2.75m) with a range of built in wardrobes with hanging space, radiator.



Rear Bedroom 4 10' 6" x 10' 0" overall (3.21m x 3.05m overall) with radiator, cornice ceiling mouldings.

Front Bedroom 5 9' 7" x 10' 0" overall (2.93m x 3.05m overall) with a range of fitted wardrobes with hanging space and built in storage cupboard, radiator.

Bathroom 8' 0" x 5' 6" (2.44m x 1.68m) with an attractive cream coloured suite comprising of panel bath, tiled shower compartment with electric shower, pedestal wash basin, low level wc, tiled walls, tile floor covering, extractor fan and inset spotlights to ceiling, cornice ceiling mouldings, electric heated towel rail, radiator, two uPVC double glazed windows with opaque glass.



OUTSIDE

Gardens

The property occupies delightfully landscaped corner plot gardens, with the front garden standing behind an established hedge, being neatly laid to lawn, with a double width block paved driveway leading to the garage. To the left hand side of the property is an enclosed area laid to decorative chippings and having gated access to the attractive, south facing, fence enclosed rear garden, which is predominantly neatly laid to a shaped lawn, with well stocked flower and shrub borders, attractive stone flagged footpaths and patios, concrete store, timber garden store, external cold water tap, external lights.



Integral Garage 17' 0" x 17' 0" overall (5.19m x 5.19m overall) with up-and-over door, lighting and power installed, and wall mounted gas central heating boiler, with opening into the rear utility room.

OFFER PROCEDURE: To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

IMPORTANT NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

FIXTURES & FITTINGS: Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

VIEWING: By arrangement with Johnsons estate agents.

COUNCIL TAX BAND: For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

REFERRAL FEES: Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice.

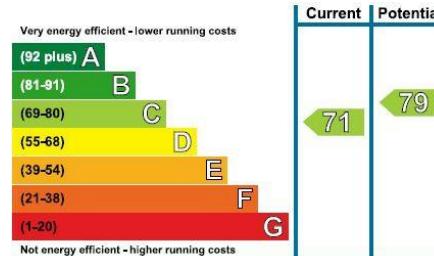
Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been

associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

DIRECTIONS: The property can be approached by travelling from the direction of Cantley into Branton along Doncaster Road, turn left into Whiphill Top Lane, turn right into Milton Road and the property will be found on the right hand side.

ENERGY PERFORMANCE

Energy Efficiency Rating: C 71 (79)



A full copy of the EPC is available upon request.
RA 23105 NH/DR 17/08/20

