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## Whiphill Top Lane, Doncaster

£599,950

3Keys Property are delighted to present this exceptional detached dormer bungalow, ideally situated on the highly sought-after Whiphill Top Lane in Branton. Beautifully presented and set on an impressive 0.22-acre plot, this home offers a rare opportunity to secure a spacious, versatile, and stylish residence in one of Doncaster's most desirable villages. Perfectly suited for families, downsizers, or those seeking a peaceful retreat, the property combines modern comfort with thoughtful design and generous indoor and outdoor space. Contact 3Keys Property for details 01302 867888.

- 3 DOUBLE BEDROOM DETACHED DORMER BUNGALOW
- OFFERED IN READY TO MOVE INTO CONDITION
- LARGE DINING ROOM WITH CONSERVATORY OVERLOOKING GARDEN
- LARGE PRINCIPAL BEDROOM WITH ENSUITE
- LARGE GRAVEL DRIVEWAY AND DETACHED DOUBLE GARAGE
- HIGHLY SOUGHT AFTER BRANTON VILLAGE LOCATION
- BEAUTIFUL OPEN PLAN KITCHEN/FAMILY ROOM
- UTILITY/LAUNDRY ROOM
- FAMILY BATHROOM TO THE GROUND FLOOR
- CLOSE TO MOTORWAY LINKS AND LOCAL AMENITIES

## PROPERTY DESCRIPTION

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### Accommodation

Upon entering, you're welcomed into a bright and spacious entrance hallway, featuring elegant tiled flooring that flows seamlessly through to the open-plan kitchen and living area - the true heart of the home. The hallway has a useful storage cupboard for shoes and coats and single pendant light fitting.

The kitchen has been finished to an exceptional standard with contemporary fittings, integrated appliances, granite worktops and breakfast bar, complemented by tiled flooring and a bright, airy atmosphere with windows both rear and side aspect. The adjoining living area creates a sociable and comfortable space ideal for everyday family life or entertaining guests. with a beautiful front aspect bay window, carpet to floor and 2 radiators.

A separate rear aspect dining room with wood-effect laminate flooring opens into a conservatory, also finished with wood-effect laminate, providing panoramic views of the rear garden and direct access outdoors - perfect for relaxing or enjoying the sunshine year-round. The dining room has a radiator and single pendant light fitting with sliding doors to the conservatory.

The ground floor offers two generously proportioned bedrooms, both fitted with soft carpeting for added comfort and warmth. One of these rooms is currently used as a second lounge, demonstrating the home's flexible layout. Both rooms have single pendant light fittings and radiators.

A modern, rear aspect, fully fitted bathroom serves these rooms and is conveniently located on this level. Part tiled with bath tub, hand basin and WC.

Upstairs, the dormer principal suite offers a peaceful retreat, beautifully appointed with wood-effect laminate flooring throughout both the bedroom and the private ensuite bathroom with walk in shower. This impressive space provides comfort, style, and a sense of privacy away from the main living areas.

A separate utility and laundry room provides valuable additional space for everyday living, keeping the main kitchen area neat and functional.

Set on a generous 0.22-acre plot, the property boasts beautifully maintained gardens offering a blend of lawn areas, mature borders, and spacious patio zones - ideal for entertaining or unwinding in a private, tranquil setting. A detached double garage and large driveway provide parking for several vehicles, while gated side access enhances both security and convenience.

Situated in the heart of Branton, this property enjoys excellent access to local amenities, schools, and transport links, while being only moments away from open countryside and scenic walks. Local bus routes connect easily to Doncaster City Centre and surrounding areas.

This property offers a rare balance of space, style, and location, this immaculately presented detached dormer bungalow is the perfect choice for those wishing to grow into a family home or downsize without compromise. Finished to a high standard with quality flooring and contemporary features throughout, this stunning property is ready to move straight into. Early viewing is highly recommended to fully appreciate the exceptional lifestyle on offer. Contact 3Keys Property for details 01302867888.

### ENTRANCE HALLWAY

1.79m x 5.12m (5' 10" x 16' 10")  
(Max Measurement)

### LOUNGE/2ND BEDROOM

4.54m x 5.0m (14' 11" x 16' 5")  
(Max Measurement)

### DINING ROOM

3.62m x 4.54m (11' 11" x 14' 11")

### CONSERVATORY

3.39m x 3.47m (11' 1" x 11' 5")

### KITCHEN / DINER

4.56m x 5.18m (15' 0" x 17' 0")  
(Max Measurement)

### SITTING ROOM

3.90m x 4.89m (12' 10" x 16' 1")

### BATHROOM

2.39m x 3.29m (7' 10" x 10' 7")  
(Max Measurement)

### UTILITY ROOM

1.80m x 2.40m (5' 11" x 7' 10")

### REAR LOBBY

1.33m x 2.32m (4' 4" x 7' 7")

### BEDROOM 3

3.63m x 4.54m (11' 11" x 14' 11")

### 1ST FLOOR LANDING

### BEDROOM 1

4.08m x 8.83m (13' 5" x 29' 0")  
(Max Measurement)

### ENSUITE

1.89m x 2.73m (6' 2" x 8' 11")

### ADDITIONAL INFORMATION

Council Tax Band - E

EPC rating - C

Tenure - Freehold

Parking - Driveway for 3/4 cars

Garage - Detached Double Garage

Boiler - TBC

Loft - Potential to create a 4th bedroom. Storage in the eaves.

### Disclaimer

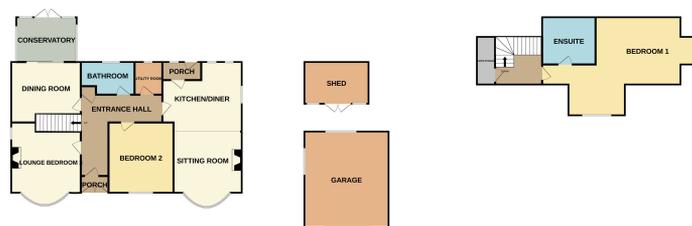
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### Offer Procedure

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 Laundering Laws to check all prospective purchasers' identification.

GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, 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 for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.  
Mark van Breegen 02020

