



## Hillcrest Drive, Branton, Doncaster, DN3

**£245,000**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 4

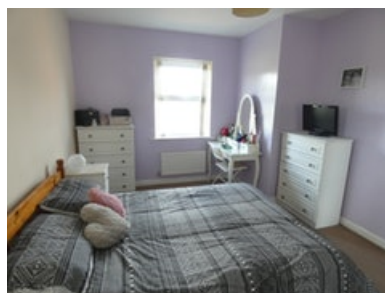
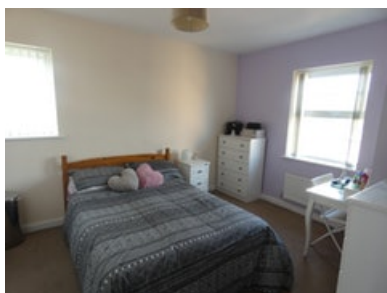
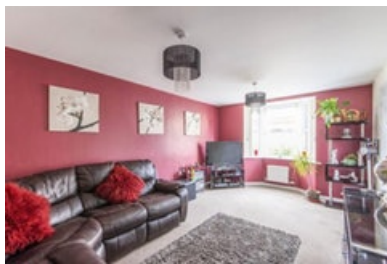
DON'T MISS OUT - IDEAL FAMILY HOME IN DESIRABLE VILLAGE Situated in a quiet location in one of Doncaster's most desirable villages is this recently built Detached Family Home. The property overlooks fields and is close to a wide range of amenities, transport links, Yorkshire Wildlife

## Key features:

- Modern Detached House
- Four Double Bedrooms
- Spacious Lounge
- Large Kitchen / Dining Room
- Lovely Conservatory Overlooking Garden
- Quiet Location Overlooking Fields
- 5 Years NHBC Remaining.
- Desirable Village

## Extra info:

- **Property Age:** 5 years
- **Council Tax:** Band E (£1868.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



**DON'T MISS OUT - IDEAL FAMILY HOME IN DESIRABLE VILLAGE**

Situated in a quiet location in one of Doncaster's most desirable villages is this recently built Detached Family Home. The property overlooks fields and is close to a wide range of amenities, transport links, Yorkshire Wildlife Park and is in the catchment for Hayfield & McCauley Schools. Situated on a siding off Hillcrest Drive there is plenty of off-street parking and a single garage. The house has an inviting hallway with storage cupboard and useful W.C, a very spacious front facing lounge, a large modern kitchen / dining room, with ample space for family dining, a utility room and a lovely conservatory which looks out into the rear garden. The first floor has four double bedrooms, en-suite to the master and a contemporary family bathroom.

There is a totally enclosed mostly south facing rear garden which has been landscaped for easy maintenance.

All in all a sizeable modern family home in a great location.

**Floor plan:**

## Energy Performance Certificate:

**Energy Performance Certificate**

**19, Hillcrest Drive, Branton, DONCASTER, DN3 3FN**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 9714-3872-7328-9597-5891
<b>Date of assessment:</b> 12 December 2013	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 12 December 2013	<b>Total floor area:</b> 108 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,374</b>
<b>Over 3 years you could save</b>	<b>£ 111</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 183 over 3 years	£ 183 over 3 years	<div style="border: 1px solid green; padding: 5px; color: green; font-weight: bold;">                     You could save £ 111 over 3 years                 </div>
<b>Heating</b>	£ 906 over 3 years	£ 906 over 3 years	
<b>Hot Water</b>	£ 285 over 3 years	£ 174 over 3 years	
<b>Totals</b>	<b>£ 1,374</b>	<b>£ 1,263</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #8ebf42; color: white;">(81-91) <b>B</b></td> <td style="background-color: #c4d600; color: white;">(69-80) <b>C</b></td> <td style="background-color: #f1c232; color: white;">(55-68) <b>D</b></td> <td style="background-color: #f59e00; color: white;">(39-54) <b>E</b></td> <td style="background-color: #e377c2; color: white;">(21-38) <b>F</b></td> <td style="background-color: #800000; color: white;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; margin-top: 5px;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="font-size: 2em; font-weight: bold;">83</td> <td style="font-size: 2em; font-weight: bold;">93</td> </tr> </table>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	Not energy efficient - higher running costs						Current	Potential	83	93	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Current	Potential																	
83	93																	

**Actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 111
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 699

**MISREPRESENTATION ACT, 1967.**

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