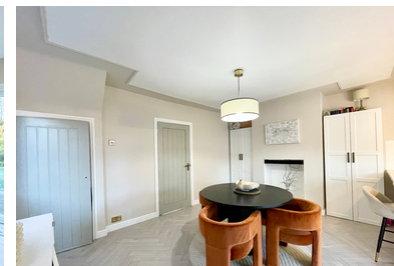


Anson Grove
Auckley
DN9 3QN
01302 867888



Sprotbrough Road, Doncaster

£229,950

3Keys Property are delighted to offer for sale this extended, 3 bedroom semi detached property to the open sales market. Situated in Sprotbrough, Doncaster, this stylish family home is presented in immaculate condition throughout and benefits from a ground floor extension to the rear and a part loft conversion creating a dressing room. A beautiful open plan kitchen/dining and living space is just one of the great features to this property. With parking for 2 cars and a large rear garden with an insulated summer house, this property will not be available for long. To view, contact 3Keys Property 01302 867888.

- 3 BEDROOM SEMI DETACHED EXTENDED FAMILY HOME
- GROUND FLOOR EXTENSION TO THE REAR
- MODERN FULLY TILED SHOWER ROOM
- ATTIC PART CONVERTED TO DRESSING ROOM
- LARGE GARDENS TO FRONT AND REAR
- IMMACULATE ORDER THROUGHOUT
- STUNNING KITCHEN/DINING/FAMILY AREA
- INSULATED GARDEN ROOM WITH POWER
- OFFERED IN READY TO MOVE INTO CONDITION
- PARKING FOR 2 CARS

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this extended, 3 bedroom semi detached property to the open sales market. Situated in Sprotbrough, Doncaster, this stylish family home is presented in immaculate condition throughout and benefits from a ground floor extension to the rear and a part loft conversion creating a dressing room. A beautiful open plan kitchen/dining and living space is just one of the great features to this property. With parking for 2 cars and a large rear garden with an insulated summer house, this property will not be available for long.

Accommodation comprises; entrance hall, front aspect lounge with large bay window, open plan kitchen/dining/family room with utility area, landing with access to the loft, stunning family bathroom with walk in shower, 2 double bedrooms, one with access to the dressing room in the loft via a ladder and a further single bedroom. There is a large driveway providing parking for 2 cars and large gardens to the front and rear with a large insulated summer house, currently being used as an office and studio with power and lighting.

GROUND FLOOR

Entrance hall with a stylish, herringbone grey wood effect laminate floor which runs throughout the ground floor accommodation, radiator and single pendant light fitting. The hallway provides access to the lounge and stairs to first floor.

The lounge has a beautiful bay window fitted with beautiful white shutter blinds which flood this room with light, contemporary alcove shelving and cabinets, wall panelling, electric flame fire, single pendant light fitting and radiator. Door to family room/kitchen.

To the rear of the property is a large open plan kitchen with dining area, family living space and utility area. This area provides a fantastic space for the family whether you're dining, socialising or relaxing. The stunning kitchen is fitted with white floor and wall units and finished with contrasting worktops. There is a breakfast bar offering a great place to eat and socialise and provides a natural barrier between the kitchen and dining area. The kitchen has a range of integrated appliances which include oven, microwave, electric hob, extractor hood and dishwasher. There is also space for a large fridge freezer and plumbing for the washing machine. Rear and side aspect window, French doors onto decking area, radiator and spot lighting. Designer 3 light pendant fitting over the breakfast bar.

Dining/family room offers space for a dining table and sofa although our vendors use this room for dining only. Single pendant light fitting, feature fireplace, understairs cupboard and radiator.

FIRST FLOOR

Landing leads to all 3 bedrooms and family bathroom. Side aspect window, panelling to walls, radiator, access to loft and single pendant light fitting.

Bedroom 1 benefits from a front aspect, beautiful bay window, fitted with white shutter blinds, single pendant light fitting, carpet and radiator.

Bedroom 2 is rear aspect double room with single pendant light fitting, carpet and radiator. There is access via a loft ladder to the converted attic room which is used as a dressing room and fitted with shelving and hanging rails. The floor is fitted with carpet and there is a sky light.

Bedroom 3 is front aspect with 1 single pendant light fitting, carpet and radiator.

The rear aspect contemporary family bathroom is fully tiled with a white suite comprising walk in shower, hand basin with vanity unit, wc, heated towel rail, spot lighting and tiled floor.

EXTERNAL

To the front of this property is a large garden set back from the main road which is mainly laid to lawn with shrub borders and a gravelled driveway providing parking for 2 cars. There is access to the rear garden via secure gates. The rear garden is mainly laid to lawn with shrubs and trees bordering. A large decking area provides space for alfresco dining and entertaining. There is a garden shed for additional storage space and a large insulated summer house at the bottom of the garden which is currently used as an office and studio. The summer house has power and lighting.

Sprotbrough is a popular village with a range of amenities including schools, shops, restaurants, hair salons etc. There is a range of public transport links and excellent access to the city centre and the A1 motorway. To view this property, contact 3Keys Property today 01302 867888.

ADDITIONAL INFORMATION

Council Tax Band – B
EPC rating – E - RATED BEFORE CHANGE OF BOILER
Tenure – Freehold
Loft - Accessed from landing - ladder and lighting.
Boiler - Combination boiler installed in 2019

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 the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

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

ENTRANCE HALL

LOUNGE

3.79m x 4.45m (12' 5" x 14' 7") INTO BAY WINDOW

KITCHEN/DINING/FAMILY AREA

4.69m x 6.64m (15' 5" x 21' 9") MAX MEASUREMENTS

LANDING

BEDROOM 1

3.00m x 4.60m (9' 10" x 15' 1") MAXIMUM MEASUREMENT

BEDROOM 2

2.71m x 3.72m (8' 11" x 12' 2")

BEDROOM 3

1.98m x 2.06m (6' 6" x 6' 9")

BATHROOM

1.92m x 1.91m (6' 4" x 6' 3")

DRESSING ROOM

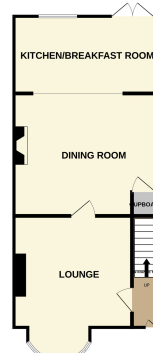
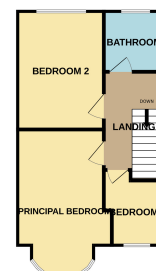
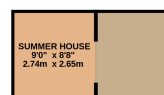
2.61m x 2.90m (8' 7" x 9' 6")

GARDEN ROOM

GROUND FLOOR
SEE PLAN FOR MEASUREMENTS

FIRST FLOOR
SEE PLAN FOR MEASUREMENTS

LOFT ROOM
SEE PLAN FOR MEASUREMENTS



125, SPROTBOURGH ROAD, SPROTBOURGH DONCASTER DN5 8BW

TOTAL FLOOR AREA: 1329 sq.ft. (124.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan and related measurements, measurements of actual dimensions taken on any other date are preferred and responsibility is made for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The articles, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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