



78 Sprotbrough Road, Sprotbrough, DN5 8AZ
Offers In Region Of £230,000 Freehold


MARTIN&CO

Sprotbrough Road, Sprotbrough

4 Bedrooms, 1 Bathroom

Offers In Region Of £230,000

- 4 bedroom semi-detached
- Sitting in substantial gardens
- Driveway for 4+ cars
- Close to local amenities
- Close to excellent transport links
- Close to Local Schools
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An attractive and deceptively large four bedroom semi-detached home sitting in generous family gardens. Located in the highly regarded village of Sprotbrough, close to excellent commuting routes, schools and amenities. Briefly comprising of a spacious lounge, open plan Kitchen/diner, dining room, and sunroom and WC on the ground floor. Located on the first floor are three double bedrooms, one currently being used as a dressing room, a

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single bedroom and a family bathroom. To the rear of the property is a well presented large garden with patio area and detached garage. The property also benefits from off street parking for several cars.

LIVING ROOM 11' 10" x 11' 6" (3.61m x 3.51m) A spacious lounge complimented with a feature fireplace with front facing bay window, allowing plenty of natural light.

DINING ROOM 12' 10" x 9' 11" (3.91m x 3.02m) A multifunctional dining room with double doors leading into the lounge area and kitchen.

KITCHEN/BREAKFAST ROOM 16' 8" x 10' 8" (5.08m x 3.25m) A spacious kitchen/ breakfast room with a range of grey wall and base units, complimented with black granite worktops. There is plumbing for a washing machine, dishwasher and room for a tumble dryer. Stainless steel double oven and 5 ring stainless steel gas hob. There is ample room for a family dining table and large fridge freezer.

HALLWAY 15' 0" x 5' 5" (4.57m x 1.65m) Entrance Hallway.

SUNROOM 8' 8" x 14' 3" (2.64m x 4.34m) A great additional living space benefitting from attractive views over the rear garden

WC 8' 8" x 2' 8" (2.64m x 0.81m) A ground floor WC

BEDROOM 13' 7" x 10' 0" (4.14m x 3.05m) A double bedroom complimented with lovely views over the rear garden

BATHROOM 9' 3" x 6' 3" (2.82m x 1.91m) A generous family bathroom with a corner bath with hand held shower, a WC and wash basin with plenty of storage. The bathroom also benefits from a walk-in shower

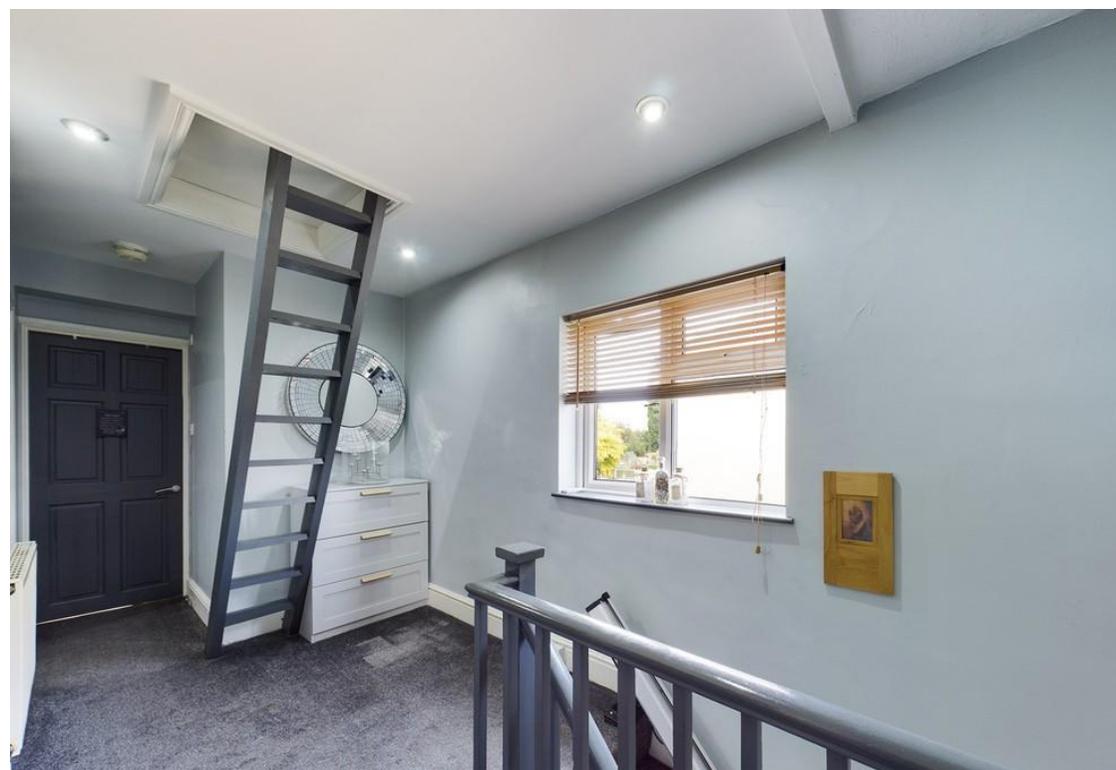
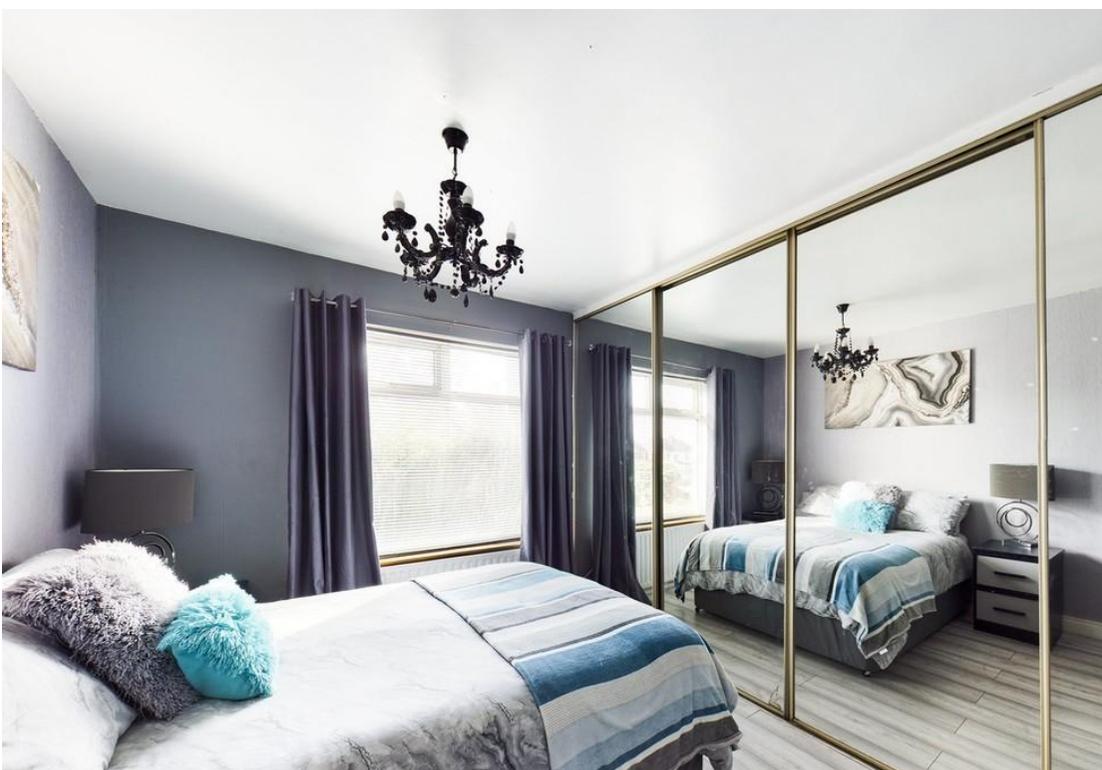
BEDROOM 9' 6" x 11' 1" (2.9m x 3.38m) A double bedroom with skylight currently being used as a walk in wardrobe and dressing room

BEDROOM 11' 10" x 8' 5" (3.61m x 2.57m) A double bedroom with fitted wardrobes.

BEDROOM 7' 2" x 6' 11" (2.18m x 2.11m) A single bedroom with a useful storage cupboard.









Ground Floor Building 1



Approximate total area⁽¹⁾
 1341.60 ft²
 124.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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