



Melton Road

Sprotbrough, DN5 7NU

Offers In Excess Of £475,000



- FOUR BEDROOM DETACHED PROPERTY
- DOUBLE GARAGE
- SOLAR PANELS
- SUN ROOM
- EPC RATING: TBC

- SOUGHT AFTER LOCATION
- GROUND FLOOR EXTENSION
- TWO BATHROOMS WITH DOWNSTAIRS WC
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND: E

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A BREATH OF FRESH AIR! SITUATED IN THE POPULAR VILLAGE SPOTBOROUGH SITS THIS SPECTACULAR, FOUR DOUBLE BEDROOM DETACHED PROPERTY, BEAUTIFULLY PRESENTED THROUGHOUT HOSTING A SIZEABLE PLOT WITH PLENTY OF SCOPE. The property is prominently set in a good commuter location within walking distance to local shops and amenities. Easy reach to the A1, Doncaster, Rotherham, and Barnsley.

Blending character with a present day contemporary finish, this sumptuous home, boasts both style and substance with a high specification throughout. The property hosts charming features such as gas log burner, inset spot lighting, four double bedrooms with the master having its very own private ensuite and beautiful rear garden.

This fabulous property boasts generous dimensions, a flexible layout, tasteful décor throughout with sizeable garden and driveway. Briefly comprising of Porch, Entrance Hall, Lounge, Kitchen/Diner, Sun Room, Utility Room, Downstairs WC, four double bedrooms one with ensuite, family Bathroom and double Garage. Book now to avoid disappointment!

PORCH

8'00 x 4'01 (2.44m x 1.24m)

Stepping through a stunning double glazed uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming space providing the perfect location to take off those muddy wellies. Further door leading into the inner hall.

ENTRANCE HALL

8'02 x 11'03 (2.49m x 3.43m)

Extensive hall leading straight to the Lounge with carpeted stairs rising to the first floor landing. Comprising of uPVC window with wall mounted radiator and handy understairs storage cupboard to the side.

LOUNGE

13'02 x 18'03 (4.01m x 5.56m)

Adding further wow factor to this family home. This charming living space is basking in natural light through a large double glazed half bay window to the front with open doorway leading into the Sun Room. The room hosts an impressive gas burner giving a great focal point to the room and a cosy feel in the wintry months. Having plenty of room for furniture with wall mounted radiators, neutral décor, aerial point and telephone point and carpet flooring.

SUN ROOM

14'11 x 8'07 (4.55m x 2.62m)

This extra bonus room is filled with natural sources of light having three uPVC windows looking out into the beautiful rear garden and two skylights above. With open plan layout this room can be used as you wish with modern décor and plenty of room for furniture.

KITCHEN DINING ROOM

26'09 x 19'04 (8.15m x 5.89m)

You really appreciate the added benefits created by this brilliant, exquisite kitchen/diner benefiting with plenty of scope to design your dream come true room. Having an array of wall and base units with complimentary work surface over, space for range cooker with stainless steel sink and drainer and integrated dishwasher located in the extended kitchen area. Benefitting from a spacious layout with inset lighting uPVC window and skylight filling the room with light. Neutral décor with dining area space providing the perfect place to sit and enjoy your family meals. UPVC French doors leading out into the beautiful rear garden and internal door leading into the Utility Room.

UTILITY ROOM

9'08 x 9'02 (2.95m x 2.79m)

The room most people wish for. Having an array of wall and base units with complementary work surface over, stainless steel sink and drainer with matching mixer tap and under counter space for washing machine. Further door leading to downstairs WC and double garage. Double glazed door leading out to the side of the property.

DOWNSTAIRS WC

5'11 x 3'02 (1.80m x 0.97m)

Handy addition to any busy household. Comprising of WC with corner wash hand basin and uPVC window to the side.

LANDING

Roomy landing comprising from carpet flooring with doors leading to all four bedrooms and family bathroom. Access to partially boarded loft with pull door ladder.

BEDROOM ONE

13'05 x 14'01 (4.09m x 4.29m)

A sumptuous large master bedroom filled with natural light through the impressive large uPVC window. Splendid décor with, wall

mounted radiator, carpet flooring and extra bonus of built in wardrobes and overbed cupboards providing the storage space we all crave. Further door leading into the Ensuite.

ENSUITE

7'01 x 8'05 (2.16m x 2.57m)

This sleek ensuite is perfect to relax in, comprising of three piece suite having WC, shower unit and wash hand basin, splash back tiles to walls, vinyl flooring and wall mounted radiator with frosted uPVC window to the rear elevation.

BEDROOM TWO

11'09 x 18'02 narrowing to 14'01 (3.58m x 5.54m narrowing to 4.29m)

A further double bedroom comprising of carpet flooring, wall mounted radiator, built in storage and uPVC windows to the front and rear elevation. Plenty of space for bedroom furniture.

BEDROOM THREE

12'03 x 11'02 (3.73m x 3.40m)

Here we have the third double bedroom. Superb décor, providing generous space with wall mounted radiator, carpet flooring and uPVC window to the front elevation. Having three mirrored sliding door built in wardrobe providing plenty of storage space.

BEDROOM FOUR

9'05 x 11'02 (2.87m x 3.40m)

Double bedroom comprising of carpet flooring, neutral décor with wall mounted radiator and uPVC window overlooking the front exterior.

BATHROOM

8'01 x 9'03 (2.46m x 2.82m)

An elegant bathroom, partially tiled in serene, earthy tones, with vinyl flooring fitted with three piece suite. Comprising of panelled bath with shower over, WC and vanity unit with built in wash hand basin. Frosted uPVC window to the side elevation and wall mounted radiator.

DOUBLE GARAGE

16'07 x 16'00 (5.05m x 4.88m)

At the end of the vast driveway stands the spacious and well maintained double garage, with electric doors, power and lighting in place, ideal for secure off road parking for two cars or further storage if needed.

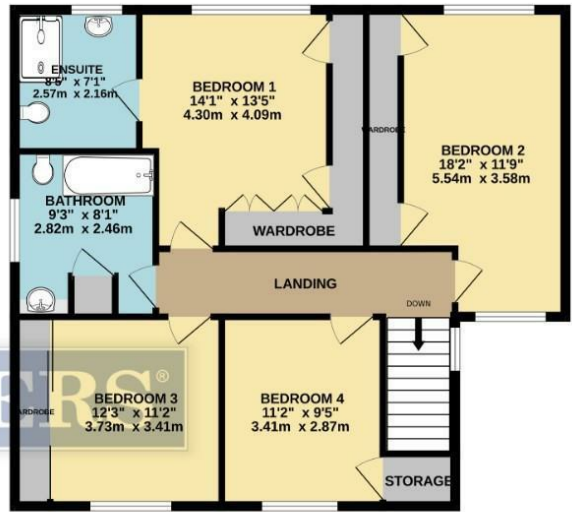
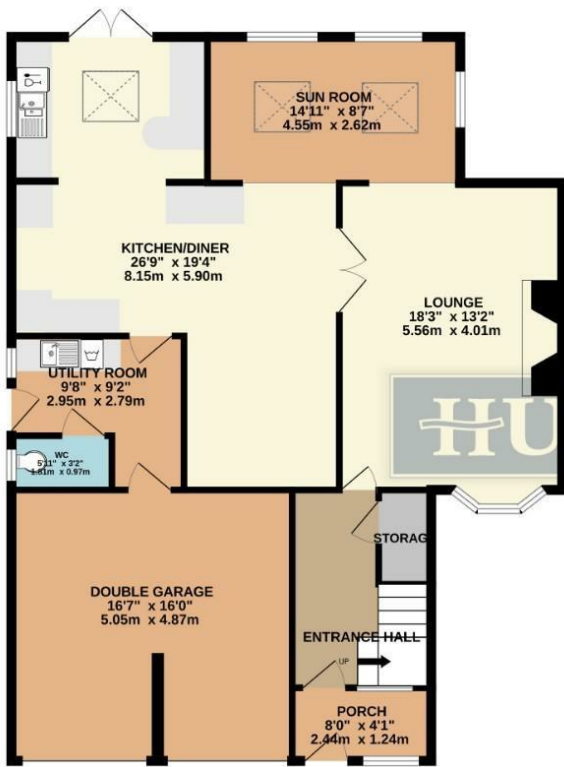
EXTERIOR

The magnificent grounds of this detached property make a great impression on any guest, sitting in a large plot of land, this well landscaped garden is the perfect place to sit and unwind in the summer months. Currently hosting a large easy to maintain garden area, being mainly laid to lawn with plants and trees to the rear and plenty of room for garden furniture. Being south facing this rear garden area is the perfect place to entertain family and friends in the summer months with the extra bonus of a wooden garden shed located in the corner. To the front of the property stands an extensive driveway creating off road parking with slabbed pathway leading to the front entrance door and down side of the property.

Floorplan

1197 sq.ft. (111.2 sq.m.) approx.

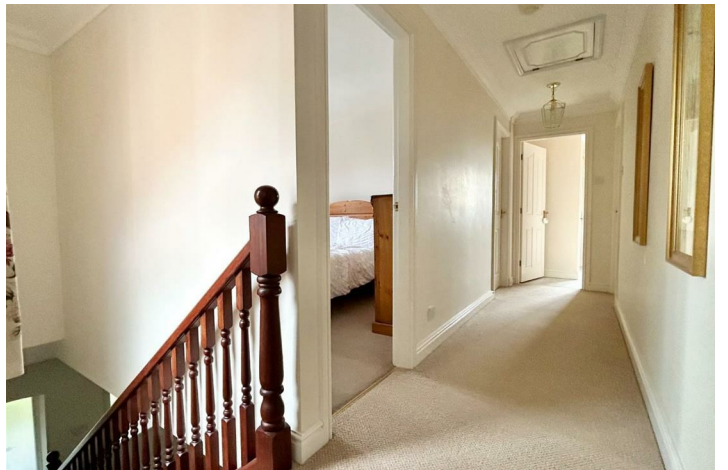
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA: 2077 sq.ft. (192.9 sq.m.) approx.

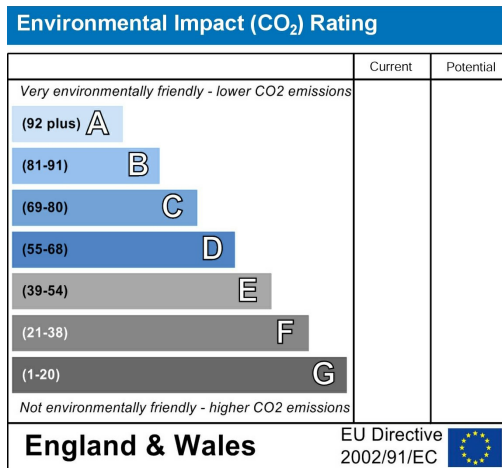
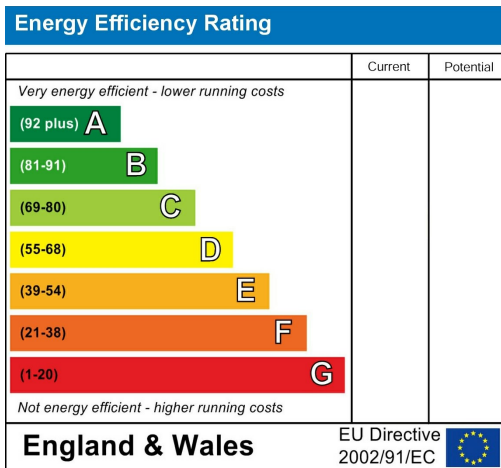
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements







Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN
Tel: 01709 894440 Email: dearnevally@hunters.com
<https://www.hunters.com>

