

# Copley Park

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SPROTBROUGH

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# Introducing Copley Park, Sprotbrough

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New and exclusive, semi-rural homes  
at an affordable price.

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# Development Overview

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Auxesia Homes is pleased to present 4x new build homes at Copley Park, Sprotbrough for shared ownership purchase in collaboration with Crest Nicholson. Our collection of homes will be ready to move in from the summer of 2024.

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Our properties comprise 1x 3 bedroom end terrace house, 1x 4 bedroom end terrace house and 2x 4 bedroom semi-detached houses. The 4-bedroom properties offer a flexible open-plan kitchen-dining area which features French doors which open out into the rear garden, in addition to a generously sized living room. Upstairs, each of the four bedrooms is well proportioned with plenty of storage space and a spacious house bathroom.

Our 3-bedroom home features a kitchen dining room to the front of the property and a generously sized living room to the rear which features French doors which open out into the rear garden. Upstairs, each of the three bedrooms is well proportioned with plenty of storage space and a spacious house bathroom. All our homes also benefit from a downstairs w/c and 2 off-street parking spaces.





We provide affordable good-quality homes for those who serve our country and communities in collaboration with our housebuilder partners.

We believe that public service workers deserve to be given highest priority when searching for a safe, energy-efficient home, to buy or rent, in a place that they want to live.

To support our mission, our shared ownership properties are offered exclusively for sale to public service workers for the first month of marketing.

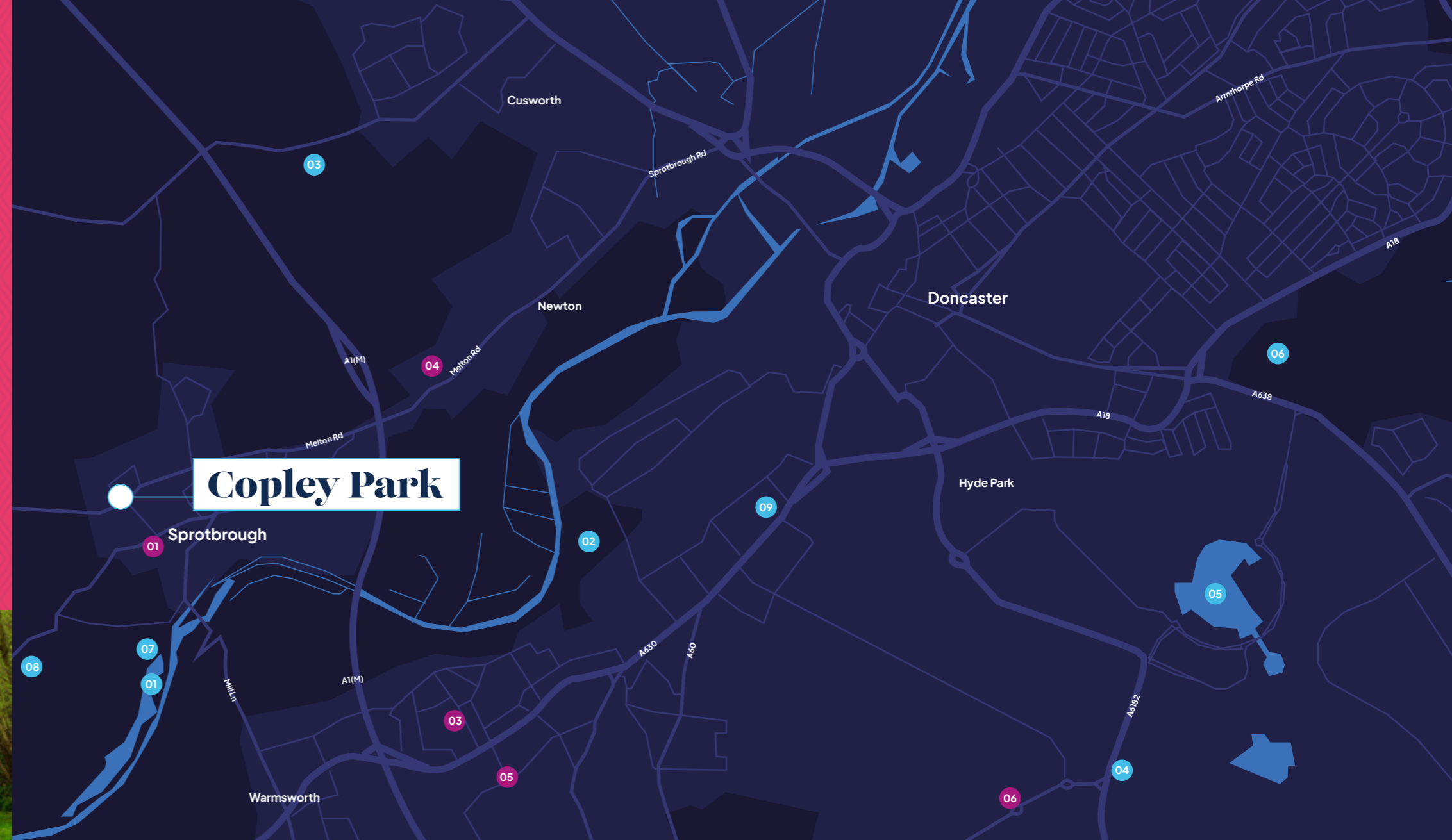


# Location

Copley Park is set in the desirable village of Sprotbrough, Doncaster which offers the very best of rural Yorkshire. These homes are in the heart of the village with great schooling and local amenities close by.

Homeowners also benefit from Sprotbrough's proximity to larger cities like Sheffield and Doncaster, ensuring easy access for commuters or days out.

Melton Road, Sprotbrough, Yorkshire DN5 7NU



## LEISURE

- 01 Sprotbrough Flash
- 02 Hexthorpe Park
- 03 Cusworth Museum & Park
- 04 Potteric Nature Reserve
- 05 Lakeside Lake
- 06 Doncaster Racecourse
- 07 The Boat Inn
- 08 The Cadeby Pub & Restaurant
- 09 Westfield Park

## SCHOOLS

- 01 Sprotbrough Copley Infant & Primary School
- 02 Warmsworth Primary School
- 03 Waverley Primary Academy
- 04 Richmond Hill Primary School
- 05 Mallard Primary School
- 06 Carr Lodge Academy

# Site Plan



# Availability

Plot No	BEDROOMS	HOUSE TYPE	SQ. FT
14	4	Semi-Detached	1,058
15	4	Semi-Detached	1,058
44	3	End Terrace	914
54	4	End Terrace	1,058



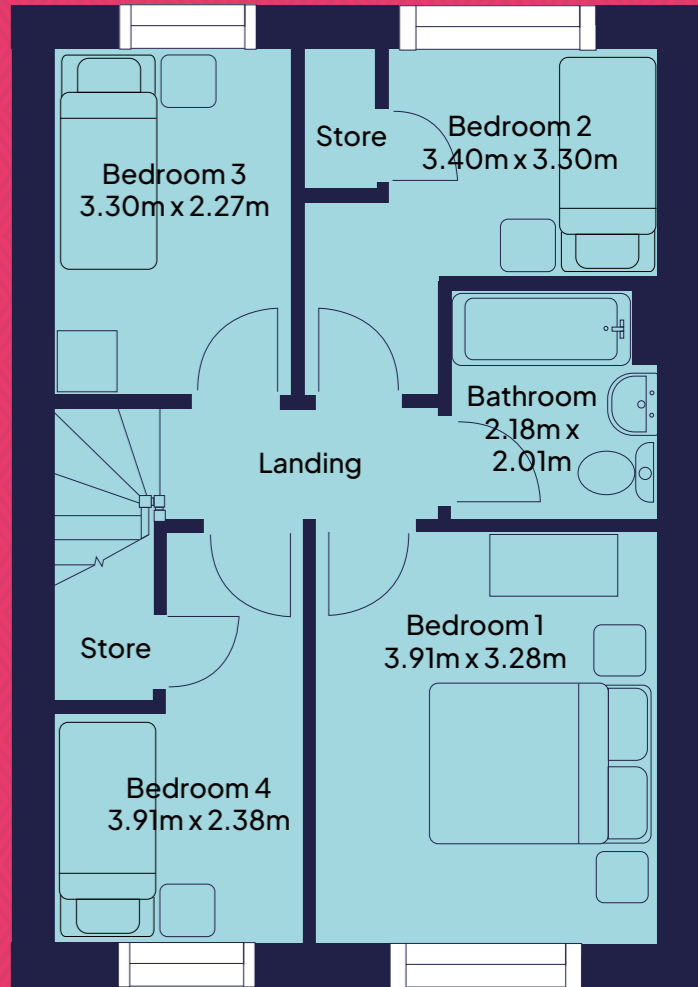
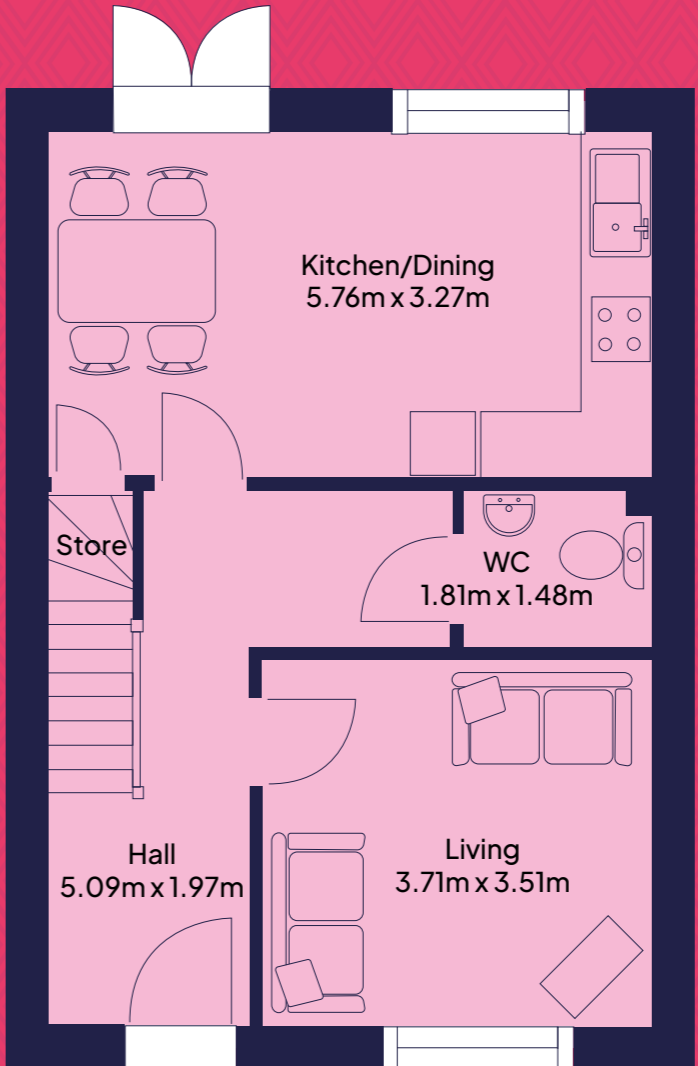


# 4 Bedroom Floor Plan

Ground Floor Plan  
Approx 45.7m<sup>2</sup> / 492 sq ft


First Floor Plan  
Approx 46.4m<sup>2</sup> / 499 sq ft


Total Area  
Approx 98.29 m<sup>2</sup> / 1,058 sq ft



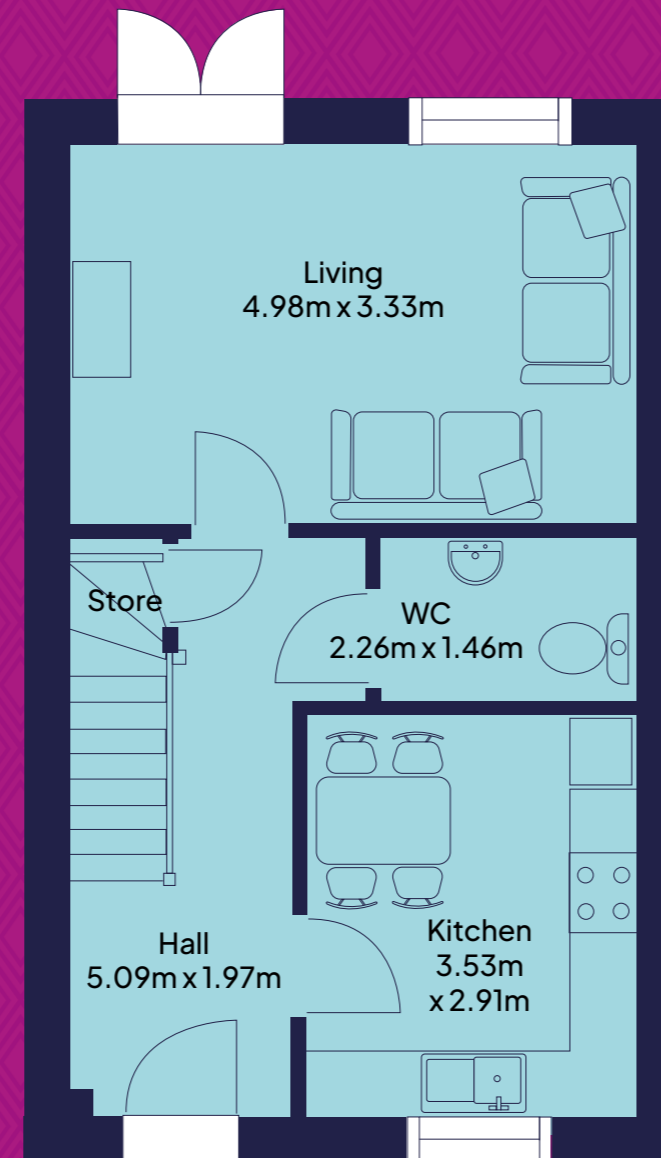
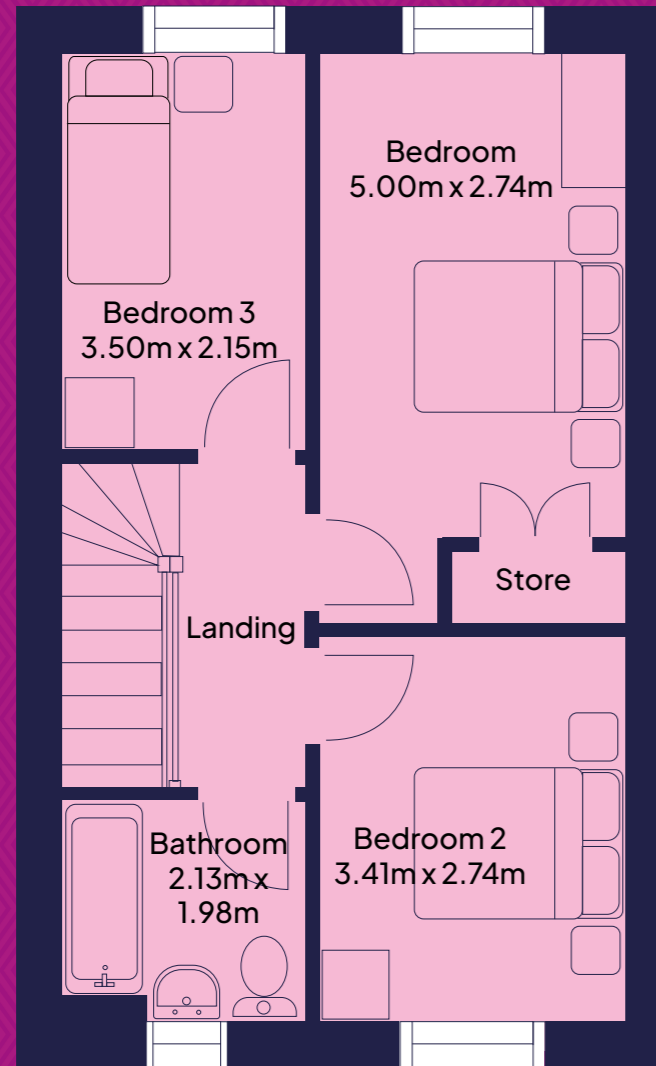


# 3 Bedroom Floor Plan

 Ground Floor Plan  
Approx 40.5m<sup>2</sup> / 431 sq ft

 First Floor Plan  
Approx 39.4m<sup>2</sup> / 424 sq ft

**Total Area**  
Approx 84.91m<sup>2</sup> / 914 sq ft



# Specification

## KITCHEN

- Electric Single Oven
- Gas Hob
- Extractor Hood
- Laminate Worktop
- Space for Freestanding Fridge
- Space and plumbing for washing machine
- Glass Splashback
- Downlighters

## BATHROOM

- Shower Over Bath
- Chrome Heated Towel Rail
- Glass Screen
- Tiling around Shower
- Splashback to Basin

## INTERNAL

- White Emulsion Walls & Ceilings
- White Gloss Woodwork
- White 4 panel internal doors
- TV points to Living Room
- Gas Fired Central Heating

## EXTERNAL

- Turfed rear garden
- Private parking spaces
- Electric charging point
- Front Door Numerals
- Front & Rear External Light
- Outside Tap to Rear

## OTHER

- 10 Year New Homes Warranty

# Copley Park, Sprotbrough

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