

Wordsworth Drive, Sprotbrough Doncaster



welcome to

Wordsworth Drive, Sprotbrough Doncaster

Looking for a four bedroom detached family home with scope to develop? Look no further! Ideal for an extended family, developer or investor and available with no onward chain. Situated on a corner plot on a double width corner plot with wrapped around gardens, three reception rooms and utility room.













Entrance Hall

With a front facing sealed unit door, stairs which rise to the first floor landing, radiator and access to the lounge, dining room and utility room.

Lounge

16' 1" plus bay to max x 11' (4.90m plus bay to max x 3.35m)

With a front facing bay fronted double glazed window, an open fireplace incorporated within a chimney breast as the focal point of the room and a radiator. There is access through to the kitchen diner.

Kitchen Diner

16' 1" x 10' (4.90m x 3.05m)

A dual aspect kitchen diner with front and rear facing double glazed windows. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has plumbing for a washing machine, area for a fridge and freezer, an electric hob and oven with cooker hood above. There is area for a dining table and chairs and a side door which gives access to the side garage and drive.

Dining Room

16' 1" x 16' 2" (4.90m x 4.93m) With front and side facing double glazed windows and a coal open fireplace as the focal point of the room.

Utility Room

8' 10" x 7' (2.69m x 2.13m) There is a work surface beneath which is plumbing for a washing machine and under counter storage. There is access to a playroom/study, downstairs WC, rear lobby and storage area.

Playroom / Study

9' x 11' 4" (2.74m x 3.45m) With a side facing double glazed window and radiator.

Ground Floor W.C.

Fitted with a low flush WC and a side facing obscure double glazed window.

Storage Area

6' x 3' 9" (1.83m x 1.14m) **Rear Lobby** With a rear facing door providing access to the rear garden.

First Floor Landing

With a loft hatch.

Bedroom One

21' 4" x 9' max (6.50m x 2.74m max) With rear and side facing double glazed windows.

Bedroom Two

16' 1" max x 11' 1" (4.90m max x 3.38m) With a side facing double glazed window, radiator and fitted wardrobes.

Bedroom Three

12' 9" x 11' ($3.89m \times 3.35m$) With a front facing double glazed window, radiator and fitted wardrobes.

Bedroom Four

9' 8" x 11' 1" (2.95m x 3.38m) With a front facing double glazed window and fitted wardrobes.

Bathroom

Fitted with a low flush WC and a wet area with an electric open shower. There is panelling to the walls and a rear facing obscure double glazed window

Outside

Situated on a stunning substantial plot. There is a double width generous mainly laid to lawn garden which wraps around to the side. There is a driveway providing off road parking which in-turn leads to the garage. To the rear there is a hardstanding footpath which wraps around, a generous side and front garden with fencing to the perimeter and a variety of mature plants and shrubs.





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Wordsworth Drive, Sprotbrough

Doncaster

- CASH BUYERS ONLY
- IDEAL INVESTMENT OPPORTUNITY
- FOUR BEDROOM DETACHED FAMILY HOME
- UTILITY AND GROUND FLOOR WC
- THREE RECEPTION ROOMS

Tenure: Freehold EPC Rating: G

offers in the region of

£200,000





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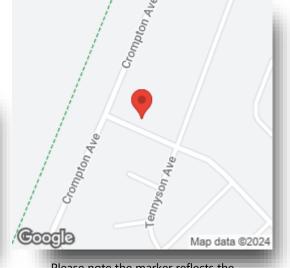


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Please note the marker reflects the postcode not the actual property