



**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 x 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR120291 - 0008

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