



**Farcliff, Sprotbrough DONCASTER**



**welcome to**

**Farcliff, Sprotbrough DONCASTER**

GUIDE PRICE £375,000-£395,000. This stunning extended three bedroom detached family home situated in the heart of Sprotbrough village benefits from an extended garage and three reception rooms. The property has a ground floor shower room and a first floor bathroom.



### **Entrance Porch**

With a front facing exterior door and a front facing double glazed window.

### **Lounge**

11' 5" max x 17' 11" ( 3.48m max x 5.46m )

With a front facing double glazed window, a wall mounted electric floating feature fireplace as the focal point of the room, a central heating radiator and double doors into the dining room.

### **Dining Room**

15' 6" x 9' 7" ( 4.72m x 2.92m )

With rear facing patio doors, a central heating radiator, laminate flooring and stairs which rise to the first floor landing.

### **Kitchen**

15' 6" max x 7' 9" ( 4.72m max x 2.36m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric hob with cooker hood above, space for an American style fridge-freezer, plumbing for a washing machine and dishwasher, a built-in microwave and a built-in electric oven and grill. There is complimentary splashback, a rear facing double glazed window looking onto the conservatory and a side facing door providing access to the rear garden.

### **Inner Hall**

With a central heating radiator and access to the ground floor shower room, study and garage.

### **Study**

10' 2" x 8' 6" max ( 3.10m x 2.59m max )

A versatile room which could be used as an additional bedroom if required with a rear facing double glazed window, wooden flooring and a central heating radiator.

### **Ground Floor Shower Room**

Fitted with a WC, a counter top wash hand basin and a walk-in shower. There is wall to floor tiling, downlights to the ceiling, a central heating radiator

and a rear facing obscure double glazed window.

### **Conservatory**

17' 2" x 9' 8" ( 5.23m x 2.95m )

With rear and side facing double glazed windows and side facing French doors which lead onto the rear garden.

### **First Floor Landing**

With a side facing double glazed window, access to the loft and a useful storage cupboard which houses the hot water cylinder.

### **Bedroom One**

11' 4" max x 17' 10" ( 3.45m max x 5.44m )

With two front facing double glazed windows, coving to the ceiling and a central heating radiator.

### **Bedroom Two**

9' 8" x 9' 8" ( 2.95m x 2.95m )

With a rear facing double glazed window, a central heating radiator and laminate flooring.

### **Bedroom Three**

9' 8" x 7' 10" ( 2.95m x 2.39m )

With a rear facing double glazed window and a central heating radiator.

### **Family Bathroom**

Fitted with a high spec luxury suite comprising of a low flush WC, a wash hand basin on a vanity unit with mixer tap and a tiled bath. There is wall to floor tiling, downlights to the ceiling, a heated towel rail and a side facing obscure double glazed window.

### **Outside**

To the front of the property there is a block paved extensive driveway providing off road parking for three cars which in-turn leads to the garage. There is a stone feature boundary wall, a variety mature shrubs to the side. and external lighting. To the rear of the property there is an enclosed garden with raised planters, artificial lawned areas, gravelled areas and a range of areas for outdoor dining and entertaining. There is access to the summer house/ bar.

### **Summer House / Bar**

13' 4" x 5' 7" ( 4.06m x 1.70m )

Perfect for entertaining.

### **Garage**

21' 10" x 12' 7" ( 6.65m x 3.84m )

With a roller shutter door, work top and workshop areas. There is a useful pit, power and light.



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## Farcliff, Sprotbrough DONCASTER

- GUIDE PRICE £375,000-£395,000
- THREE BEDROOM DETACHED FAMILY HOME
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
- LOUNGE, DINING ROOM AND CONSERVATORY
- VERSATILE GROUND FLOOR STUDY WITH POTENTIAL TO BE USED AS AN ADDITIONAL BEDROOM

Tenure: Freehold EPC Rating: D

guide price

**£375,000-£395,000**



Please note the marker reflects the postcode not the actual property

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