



Stable Gardens, Sprotbrough Doncaster

welcome to

Stable Gardens, Sprotbrough Doncaster

GUIDE PRICE £425,000-£450,000. A large five bedroom family home which is situated in this sought after development in Sprotbrough village close to local amenities, schools and the nearby River Don and nature reserve where there are many countryside walks.



Entrance Hall

With a front facing sealed unit door, a central heating radiator, a useful understairs storage cupboard and laminate flooring.

Downstairs Cloakroom

Fitted with a WC and a wash hand basin with splashback tiling, an extractor fan and laminate flooring.

Lounge

19' 5" x 11' 5" (5.92m x 3.48m)

A twin aspect lounge with a front facing double glazed window and rear facing double glazed French doors providing an abundance of natural light and access to the rear garden. There are two wall light points, two central heating radiators and a feature fireplace with coal effect gas fire, marble back and a hearth as the focal point of the room.

Dining Room

11' x 10' 9" (3.35m x 3.28m)

A versatile formal dining room which could also be used as an additional family room or home office if required with a front facing double glazed window and a central heating radiator.

Dining Kitchen

17' 2" x 12' max plus recess (5.23m x 3.66m max plus recess)

With rear and side facing double glazed windows. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, an electric oven, space for a fridge-freezer and plumbing for a dishwasher. There is complimentary tiling, tiled flooring and a central heating radiator.

Utility Room

7' 4" x 5' 6" (2.24m x 1.68m)

With a side facing sealed unit door. Fitted with base units and a work surface. There is plumbing for a washing machine, space for a tumble dryer, tiled flooring, complimentary tiling, an extractor fan, a wall mounted gas central heating boiler and a central heating radiator.

First Floor Landing

With access to three of the bedrooms.

Master Bedroom

11' 10" x 11' 5" (3.61m x 3.48m)

With a front facing double glazed window, wardrobes providing hanging and storage space, a dressing area and access to the en-suite shower room.

Dressing Area

3' 9" x 5' (1.14m x 1.52m)

With a wardrobe providing hanging and storage space.

En-Suite Shower Room

Fitted with a WC, a wash hand basin and a double shower cubicle with shower. There is a central heating radiator, an extractor fan, tiled flooring, complimentary tiling and an obscure double glazed window.

Bedroom Two

11' 4" x 11' 6" (3.45m x 3.51m)

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space. A door gives access to the en-suite shower room.

En-Suite Shower Room

Fitted with a WC, a wash hand basin and a double shower cubicle with shower. There is a central heating radiator, an extractor fan, partial tiling to the walls, tiled flooring and an obscure double glazed window.

Bedroom Five

7' 7" x 6' 8" (2.31m x 2.03m)

A versatile fifth bedroom which could also be used as a nursery or home office if required with a front facing double glazed window and a central heating radiator.

Second Floor Landing

With a velux double glazed window in the roof and access to two of the bedrooms and the family bathroom.

Bedroom Three

10' 9" x 14' 5" (3.28m x 4.39m)

A double room with front and side facing double glazed windows, two central heating radiators and built-in wardrobes providing hanging and storage space.

Bedroom Four

11' 5" x 13' 9" (3.48m x 4.19m)

A double room with front and side facing double glazed windows, two central heating radiators, laminate flooring and two useful built in storage cupboards.

Family Bathroom

6' 7" x 8' 3" (2.01m x 2.51m)

Fitted with a WC, a wash hand basin, a bath and a shower. There is an extractor fan, partial tiling to the walls and tiled flooring. With a velux double glazed window in the roof.

Outside

To the front of the property there is an enclosed lawned garden whilst to the rear of the property there is a good sized enclosed lawned garden with patio area, seating area and pathway to the rear gate which gives access to the detached double garage and driveway to provide off road parking.

Double Garage

16' 2" x 17' 8" (4.93m x 5.38m)

With electric doors, power and lighting.

Additional Information

The vendor has made us aware that there is a management charge of £120 per annum for the upkeep of the communal greens and garden on the development, which are maintained by a Management Company which is owned and run by the residents.



view this property online williamhbrown.co.uk/Property/DCR122914



welcome to

Stable Gardens, Sprotbrough Doncaster

- GUIDE PRICE £425,000-£450,000
- FIVE BEDROOMS, TWO WITH EN-SUITE & A FAMILY BATHROOM
- NO CHAIN
- SPACIOUS TWIN ASPECT LOUNGE
- DINING KITCHEN & DINING ROOM

Tenure: Freehold EPC Rating: Awaiting

Guide Price

£425,000-£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122914



Property Ref:
DCR122914 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk