



Stable Gardens, Sprotbrough Doncaster

welcome to

Stable Gardens, Sprotbrough Doncaster

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.



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welcome to

Stable Gardens, Sprotbrough Doncaster

- FIVE BEDROOMS, TWO WITH EN-SUITE & A FAMILY BATHROOM
- NO ONWARD CHAIN
- SPACIOUS TWIN ASPECT LOUNGE
- DINING KITCHEN & DINING ROOM
- UTILITY ROOM & DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122914 - 0006

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