



**Westmorland Way, Sprotbrough Doncaster**

**welcome to**

## **Westmorland Way, Sprotbrough Doncaster**

Situated in the sought after location of Sprotbrough is this spacious four bedroom detached family home with a well-presented lounge diner, sun room, a driveway providing off road parking and a garage.



## **Entrance Hall**

With a front facing obscure double glazed door, tiled flooring, stairs which rise to the first floor landing, coving to the ceiling and a central heating radiator.

## **Downstairs W.C.**

With a side facing obscure double glazed window. Fitted with a low level WC, a wash hand basin, tiled flooring, a central heating radiator and partial tiling to the walls.

## **Study**

16' x 4' 11" ( 4.88m x 1.50m )

With a front facing double glazed window, a central heating radiator, coving to the ceiling and tiled flooring.

## **Lounge Diner**

23' 11" x 11' 7" ( 7.29m x 3.53m )

A dual aspect lounge diner with a front facing double glazed window and rear facing patio doors which give access to the conservatory. There is a feature fireplace housing the gas fire, laminate flooring, coving to the ceiling and two central heating radiators.

## **Kitchen**

12' 7" x 8' 2" ( 3.84m x 2.49m )

With a rear facing double glazed window and a side facing obscure double glazed door. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl composite sink with mixer tap. The kitchen has a five ring gas hob with extractor above, a double electric oven, an integrated dishwasher, tiled splashback and under counter space for a fridge, washing machine and dryer.

## **Sun Room**

21' 1" x 9' 8" ( 6.43m x 2.95m )

With three rear facing double glazed windows and side facing double glazed French doors. There is tiled flooring with underfloor heating and a central heating radiator.

## **First Floor Landing**

With a side facing double glazed window, coving to the ceiling and access to the loft (with ladder and is fully boarded with lights and power)

## **Bedroom One**

12' 3" x 11' 8" ( 3.73m x 3.56m )

With a front facing double glazed window, a central heating radiator, coving to the ceiling and fitted wardrobes providing hanging and storage space.

## **Bedroom Two**

11' 9" x 11' 9" ( 3.58m x 3.58m )

With a rear facing double glazed window, coving to the ceiling and a central heating radiator.

## **Bedroom Three**

12' 9" x 9' 2" ( 3.89m x 2.79m )

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

## **Bedroom Four**

8' 7" x 8' 6" ( 2.62m x 2.59m )

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

## **Bathroom**

With a rear facing obscure double glazed window.

Fitted with a WC, a wash hand basin with mixer tap, a bath and a shower cubicle with shower. There is wall to floor tiling, an extractor fan and a heated towel rail.

## **Outside**

To the front of the property there is an ample block paved driveway providing off road parking. There is a landscaped garden with shrubs, plants and trees. To the rear of the property there is an enclosed block paved garden for ease of maintenance with hot and cold taps and decorative borders.

## **Integral Garage**

16' 8" x 8' 5" ( 5.08m x 2.57m )

With an up and over door and a side facing obscure double glazed door. There is power and light.



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## Westmorland Way, Sprotbrough Doncaster

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- LOUNGE DINER
- SUN ROOM
- STUDY IDEAL FOR HOME WORKING

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

**£340,000**



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Property Ref:  
DCR122814 - 0007

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Please note the marker reflects the postcode not the actual property



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