



Riverside Drive, Sprotbrough Doncaster



welcome to

Riverside Drive, Sprotbrough Doncaster

GUIDE PRICE £350,000-£375,000. Situated in the heart of Sprotbrough village is this unique, stylish three bedroom detached family home benefiting from a dual aspect lounge, a rear aspect dining room, a ground floor WC, driveway and garage.



Entrance Hall

With a front facing exterior door with double glazed panelled windows, a central heating radiator, stairs which rise to the first floor landing, a useful storage cupboard and access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin. There is an extractor fan, a heated towel rail and coving to the ceiling.

Lounge

20' 2" x 10' 5" (6.15m x 3.17m)

With front and rear facing double glazed windows, a central heating radiator, coving to the ceiling and steps down to the dining room.

Dining Room

10' 6" x 8' 10" (3.20m x 2.69m)

With a rear facing double glazed window, coving to the ceiling, a central heating radiator and a side facing door providing access to the rear garden.

Kitchen

10' 6" x 8' 7" (3.20m x 2.62m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob, an electric oven and grill and space for a fridge and freezer. There is complimentary splashback tiling, a rear facing double glazed window and a further internal door providing access to the entrance hall. A side facing door provides access to the lean to utility space

Utility Space

10' 3" x 4' 8" (3.12m x 1.42m)

A lean to utility space with front and rear facing doors providing access to the front driveway and rear garden. There is a counter top with under unit space for a dryer, fridge or freezer. A side door provides access to the integral garage/store.

First Floor Landing

With a useful storage cupboard.

Bedroom One

16' 7" x 10' 1" (5.05m x 3.07m)

With two front facing double glazed windows, a side facing double glazed window, coving and spotlights to the ceiling and built-in wardrobes.

Bedroom Two

10' 6" x 8' 9" (3.20m x 2.67m)

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

Bedroom Three

10' 6" x 8' 9" max (3.20m x 2.67m max)

With a rear facing double glazed window, coving to the ceiling and fitted wardrobes.

Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower and tiled surround. There is a side facing obscure double glazed window.

Outside

To the front of the property there is a well-established lawned garden with a variety of mature shrubs and plants to the borders. There is a stone featured wall with pillars to the front tarmac driveway providing off road parking which in-turn leads to the garage/store. There is a side access gate to the rear garden where there is a generous lawned garden with a patio area and a variety of mature shrubs, plants and trees.

Garage / Store

16' 8" x 8' 9" (5.08m x 2.67m)

With an electric roller shutter door, plumbing for a washing machine, a wall mounted boiler and space for a freezer. The garage is partitioned to cater for the ground floor WC.

Additional Information

The vendors has made us aware that the property has gas warm air central heating.



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- GUIDE PRICE £350,000-£375,000
- DRIVEWAY AND GARAGE
- REAR ASPECT KITCHEN
- SPACIOUS ENTRANCE HALL
- WELL-ESTABLISHED FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£350,000-£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125397 - 0002

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