



70 Park Drive

Sprotbrough, Doncaster, DN5 7LS

Offers In The Region Of £695,000

A stunning family home, individually designed and located on this prestigious road within Sprotbrough village. Set behind a gated entrance within landscaped gardens, the vast accommodation spans over 3000 sq ft with a versatile layout and potential for self contained living. The property offers a Scandinavian feel with a play on wood textures with open spaces such as the elegant entrance hall with its large frontage offering an abundance of light complete to the third floor. A superb social space in the kitchen with a host of appliances including dual dishwashers and Quooker tap, dining space which opens to a family area with picture windows to the rear and access to the garden, large utility with door to integral garage and WC. Staircase to an ideal games room featuring built in bar with access to balcony offering a perfect spot to relax of an evening. Connecting home office to the games room. Further formal lounge to the ground floor. Main principal bedroom with luxurious ensuite, further guest bedroom with ensuite whilst to the second floor there are 2 further double bedrooms both with ensuite shower rooms. Outside to the front there is driveway, garage with electric door, lawn and flower borders stocked with a variety of trees and shrubs.

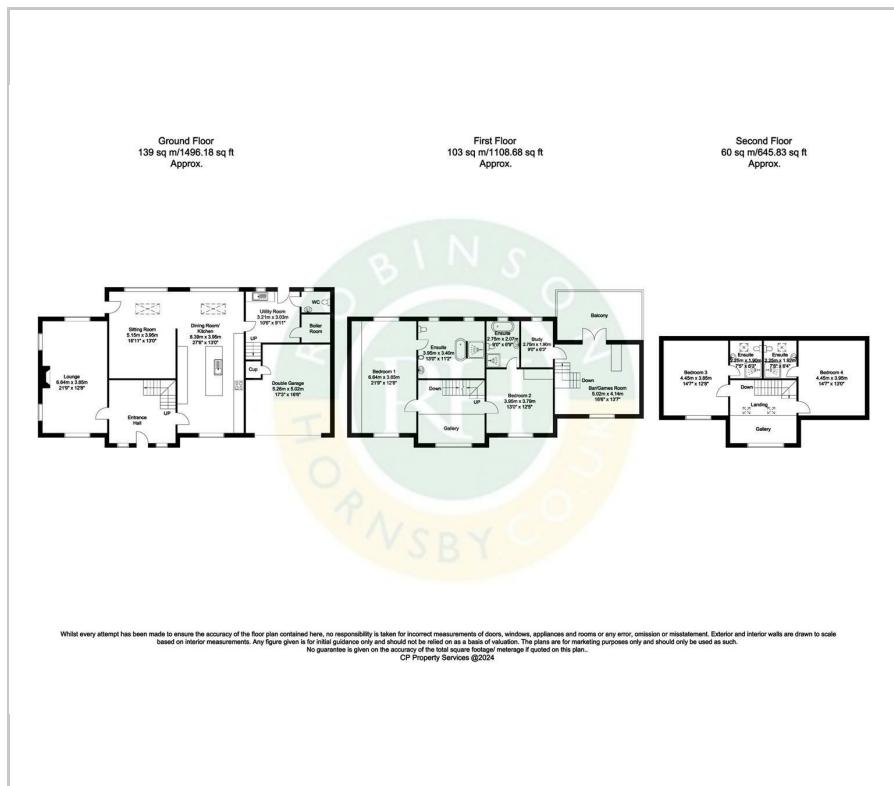
- Stunning family home arranged over 3 floors spanning over 3,000 sq ft
- Electric gates, ample parking and generous integral garage
- Superb open plan living area with an abundance of natural light
- Fully fitted kitchen with an array of appliances and central island
- Large utility, WC and staircase to fantastic games room (annex)
- Connecting home office to the games room
- Large master bedroom with luxurious ensuite
- Guest bedroom with ensuite and further 2 bedrooms with ensuite to 2nd floor
- Underfloor heating system, low maintenance gardens
- Freehold, council tax band G

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(80-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
No energy efficient - higher running costs			
		81	85
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(80-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			



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