



## 21 Park Drive

Sprotbrough, Doncaster, DN5 7LA

Asking Price **£350,000**

Located close to central Sprotbrough, within this exclusive location, a particularly well appointed semi detached house enjoying extensive, private rear gardens. The individually designed accommodation briefly comprises of; large reception hall, sitting room, open plan rear living accommodation, including fitted kitchen with integrated appliances, and well proportioned living / dining room enjoying an aspect across the rear grounds.

1st floor provides two good sized bedrooms with the well appointed bathroom being located to the 2nd floor.

Outside; off road parking to the front. Large rear grounds, including private patio and substantial Garden Room / studio, ideal for leisure purposes or those wishing to work from home.

A further area of land to the rear of the existing gardens is available by separate negotiation.

- high quality semi detached house on large, private plot
- contemporary styled open plan living
- easy walk to local facilities within the village
- substantial garden room
- off road car parking
- good access to the City Centre, mainline rail and motorway links
- further land available by separate negotiation
- viewing recommended to fully appreciate
- planning approved for 1st floor extension to rear (to create master bedroom)

### Viewing

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



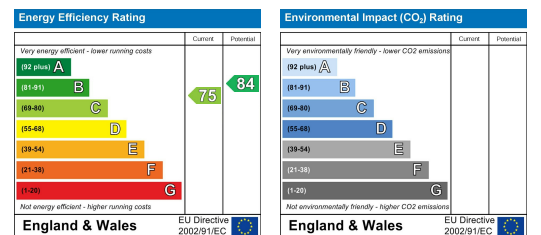
## Floor Plan



## Area Map



## Energy Efficiency Graph



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