



## 41b Park Drive

Sprotbrough, Doncaster, DN5 7LA

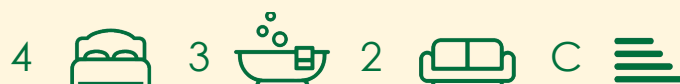
### Offers In The Region Of £825,000

Built in 2012, this executive property positioned within a gated community provides over 3,000 sq foot of versatile living space. Positioned on this prestigious road within Sprotbrough village this fantastic family home lies within easy access of pleasant recreational walks, wine bar and a local deli with reputable schools close by. The quirky accommodation is arranged over 3 floors, two formal staircases lending itself to annex/dependant living. Upon entering the property via the fabulous light and airy dining/hall, you will find ample storage, two staircases and a WC. The formal lounge features a gas fireplace and doors to the main decking and garden area. The generous kitchen/living room boasts an island with integrated seating area, ample space for further seating/table and again bi folds to the private gardens. The first floor features the principal bedroom and guest bedrooms with a connecting luxury bathroom. The second staircase gives access to a double bedroom with built in wardrobes and ensuite shower room, whilst the 3rd floor features a bedroom/dressing room with storage and ensuite shower room. Outside there is an intercom system to the main gate as well as private electric gates to the main dwelling, parking and integral garage. The wrap around gardens are laid to lawn with decking ideal for a seating area, mature trees offer a high degree of privacy.

- Over 3000 sq ft of versatile living space
- Gated community on prestigious road
- Popular village location
- Private parking for several cars and integral garage
- Generous open plan living kitchen/family room
- Large entrance hall with two formal staircases
- Potential for dependant/annex living
- 2 double bedrooms with connecting luxury bathroom
- Guest suite with built in wardrobes and ensuite
- Third floor bedroom/dressing room and ensuite

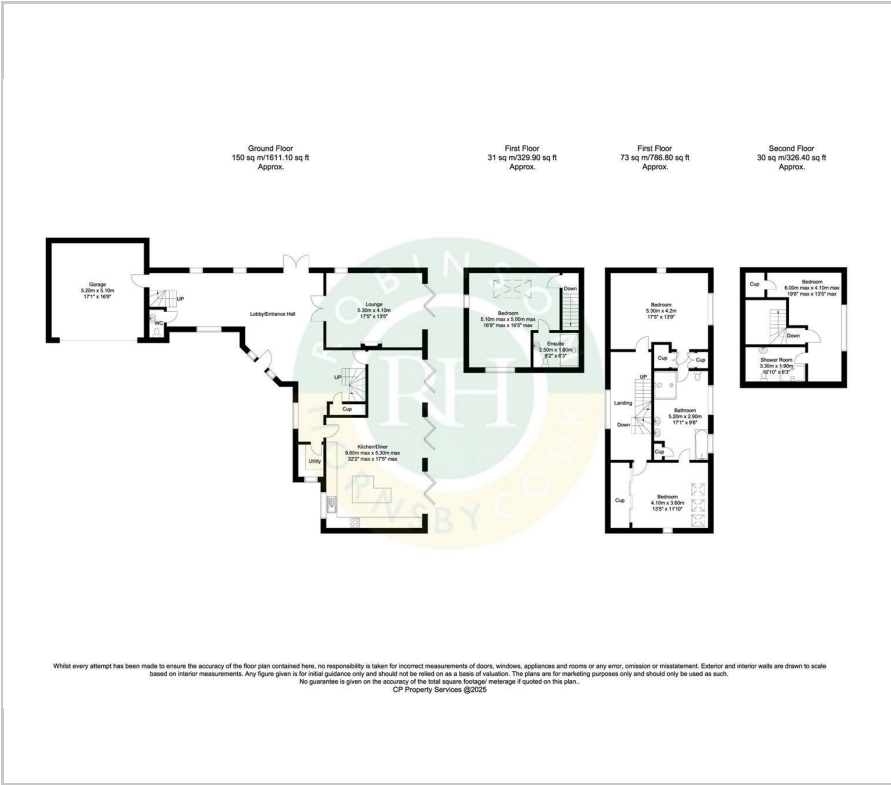
### Viewing

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

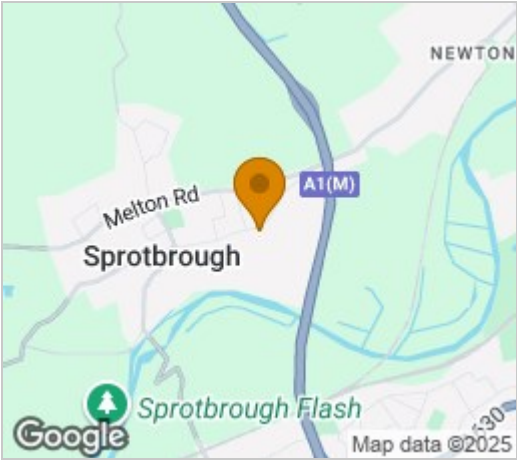




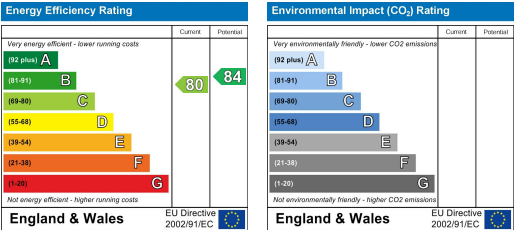
Floor Plan



Area Map



Energy Efficiency Graph



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