



Ambleside Crescent, Sprotbrough DONCASTER



welcome to

Ambleside Crescent, Sprotbrough DONCASTER

This exceptional five bedroom detached family home with stunning open field views to the rear and beautiful garden room is situated in this sought after location with a superb range of family living space, two reception rooms, generous rear garden and a spacious kitchen diner.



Entrance Porch

With a front facing composite door and front facing double glazed window.

Entrance Hall

With stairs which rise to the first floor landing, a central heating radiator and access to the integral garage.

Ground Floor W.C.

Fitted with low flush WC, hand wash basin, wall to floor tiling, a central heating radiator and a side facing obscure double glazed window.

Lounge

13' 4" x 11' (4.06m x 3.35m)

With a front facing double glazed window, a gas feature fireplace as the focal point of the room, a central heating radiator and access into the dining room.

Dining Room

10' 11" x 10' 10" (3.33m x 3.30m)

With a rear facing double glazed window, laminate flooring, a central heating radiator, space for a dining table and chairs and an open outlook onto the rear family room.

Kitchen Diner

15' 10" x 10' 10" (4.83m x 3.30m)

Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer with mixer tap. The kitchen has plumbing for a dishwasher and washing machine, space for a dryer, a gas cooker point with cooker hood above. There is tiled splashback, tiled flooring, two central heating radiators, space for a dining table and chairs, a rear facing double glazed window and access through to the rear family room and store.

Store

6' 5" x 3' 4" (1.96m x 1.02m)

Conveniently located off the kitchen providing additional storage space with access to the downstairs wc.

Family Room

15' 11" x 15' 4" (4.85m x 4.67m)

With rear facing bifolding doors, two skylight windows, an electric radiator, underfloor heating, spotlights to the ceiling and a open outlook onto the garden with field views to the rear.

First Floor Landing

With a loft hatch which is boarded with light.

Bedroom One

11' 10" x 10' (3.61m x 3.05m)

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing ample hanging and storage space.

Bedroom Two

11' 2" x 10' (3.40m x 3.05m)

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

Bedroom Three

8' 2" x 7' 4" (2.49m x 2.24m)

With a front facing double glazed window, a central heating radiator, fitted wardrobes and laminate flooring.

Bedroom Four

14' 3" x 6' 7" (4.34m x 2.01m)

With a front facing double glazed window, a central heating radiator and laminate flooring.

Bedroom Five

7' 8" To recess x 6' 8" (2.34m To recess x 2.03m)

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

Family Bathroom

Fitted with two twin hand wash basins with mixer taps, a bath with shower over and screen and a low flush WC. There is a heated towel rail, a rear facing obscure double glazed window and a central heating radiator.

Outside

To the front of the property there is a patterned bespoke stoned driveway with a side gate providing access to the rear. There is an outdoor tap and a garage with roller shutter door. To the rear of the property there is an artificial lawned garden with a variety of mature shrubs and plants, hot tub area with gazebo and a fire pit ideal for entertaining. There is a rear garden shed, an outdoor feature pond, outdoor tap and breath taking views towards the rear.

Garage

12' 6" x 6' 9" (3.81m x 2.06m)

With roller shutter door and internal door into the entrance hall.



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welcome to

Ambleside Crescent, Sprotbrough DONCASTER

- FIVE BEDROOM DETACHED EXTENDED FAMILY HOME
- SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE AND DINING ROOM
- KITCHEN DINER
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR121312 - 0005

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