



Melton Road, Sprotbrough Doncaster

welcome to

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Situated in the heart of Sprotbrough village is this five bedroom detached home benefiting from four garages, one currently being used as a one bed annex with underfloor heating, three driveways and outline planning permission granted for a dwelling on the land at the rear.



Entrance

With front facing twin doors into the entrance porch, stairs which rise to the first floor landing, tiled flooring and a central heating radiator.

Lounge

With an open fireplace, a front facing double glazed bay window, decorative coving to the ceiling, wall lights and access into the dining room.

Dining Room

With a rear facing double glazed bay window, an electric feature fireplace as the focal point of the room and a central heating radiator. There is coving to the ceiling and access to the breakfast kitchen and study.

Study

With shelving and storage, a front facing double glazed window, a wall mounted boiler and a central heating radiator.

Breakfast Kitchen

Fitted with a range of wall and base units with granite work surfaces housing space for a Range Master cooker. There is a feature breakfast island, a built-in dishwasher, a sink and drainer with mixer tap and two rear facing double glazed windows. The room benefits from a wine cooler, spotlights to the ceiling, space for a American style fridge and a tiled floor. A door provides access to the rear garden and there is additional access to the conservatory.

Conservatory

With a useful alcove store which houses space and plumbing for a washing machine and dryer. There is a tiled floor, wall to floor side and rear facing double glazed windows and side facing French doors which open up onto the rear garden.

Bedroom Three

With a front facing bay fronted double glazed window, a central heating radiator and built-in wardrobes providing a range of hanging and storage space.

Bedroom Four

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

Bedroom Five

With front and side facing double glazed windows and a central heating radiator.

Ground Floor Bathroom

Fitted with a low flush WC, units with granite worktops housing the counter top sink with mixer tap, a corner shower cubicle with shower and a focal bath with pebbled and gravel features flooring surround. There is mood lighting, two rear facing obscure double glazed windows and a heated towel rail.

First Floor Landing

With a front facing double glazed dorma window, a loft hatch, mood lighting and a central heating radiator.

Bedroom One

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

Bedroom Two

With a rear facing double glazed skylight window, a central heating radiator and fitted wardrobes.

First Floor Shower Room

Fitted with twin sinks, a rear facing obscure double glazed window, a low flush W.C, a heated towel rail and a shower cubicle with shower.

Outside

To the front there are two additional driveways providing a superb range of off road parking whilst to the rear of the property there is a generous lawned garden with access to the garages and annex.

Annex/Garage

Lounge

With side facing patio doors and a rear facing double glazed window, a loft hatch and underfloor heating which continues throughout the annex.

Kitchen area

Fitted with a range of wall and base units with worktops housing the sink and drainer. There is space for an electric hob and oven, plumbing for a washing machine, a double glazed window and additional space for a fridge-freezer.

Bedroom

With a side facing double glazed window and access to the en-suite.

En-Suite

Fitted with a shower cubicle, a low flush W.C, a hand wash basin and tiling to the walls.

Garage

35' 2" x 10' 1" (10.72m x 3.07m)

Currently being used as a bar and an inset hot tub area. There is a side door which provides access to an internal workshop.

Land

Accessed via a additional private driveway positioned off Melton Road and currently has planning permission for a dwelling - contact branch for further details.



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welcome to

Melton Road, Sprotbrough Doncaster

- FIVE BEDROOM DETACHED HOME
- LAND WITH OUTLINE PLANNING GRANTED
- SUPERB RANGE OF DRIVEWAYS AND OFF ROAD PARKING
- PRIVATE ADDITIONAL ACCESS TO THE LAND AT THE REAR
- FOUR GARAGES - ONE OF WHICH HAS BEEN CONVERTED TO A ONE BEDROOM ANNEX WITH LOUNGE AND EN-SUITE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£975,000



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