# 41b Park Drive

## Sprotbrough, Doncaster, DN5 7LA

## Offers In The Region Of £795,000

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 aswell 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
- Popluar village location
- Prvate 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.

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# Floor Plan

Ground Floor
150 sq m/1611.10 sq ft
Approx.

First Floor
31 sq m/329.90 sq ft
Approx.

First Floor
73 sq m/786.80 sq ft
Approx.

Second Floor
30 sq m/326.40 sq ft
Approx.

Garage
5.20m x 5.10m
17'1" x 16'9"

Lobby/Entrance Hall

WC

Lounge
5.30m x 4.10m
17'5" x 13'5"

Bedroom
5.10m max x 5.00m max
16'9" max x 16'5" max

Ensuite
2.50m x 1.80m
8'2" x 6'1"

Bedroom
5.30m x 4.2m
17'5" x 13'9"

Bedroom
6.00m max x 4.10m max
19'8" max x 13'5" max

Cup

Shower Room
3.30m x 1.90m
10'10" x 6'3"

Up

Cup

Utility

Kitchen/Diner
9.80m max x 5.20m max
32'2" max x 17'0" max

Landing

Bathroom
5.20m x 2.90m
17'1" x 9'6"

Bedroom
4.10m x 3.60m
13'5" x 11'10"

Cup

Cup

Cup

Down

Down

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2025

# Area Map

NEWTON

Melton Rd

Sprotbrough

A1(M)

# Energy Efficiency Graph

**Energy Efficiency Rating**

|  | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 80 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC

**Environmental Impact (CO₂) Rating**

|  | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |

**England & Wales** — EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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