

sales  
lettings  
and service

horton knights of doncaster



Scott Hill, Sprotbrough, Doncaster, DN5 7NE  
Asking Price £750,000

**GORGEOUS 4 BEDROOM DETACHED HOUSE / LARGE PRIVATE GARDENS & DOUBLE GARAGE / QUIET CUL DE SAC / SPROTBROUGH OLD VILLAGE / BEAUTIFULLY PRESENTED THROUGHOUT / HIGH QUALITY KITCHEN / CONTEMPORARY BATHROOM & SHOWER ROOM / INTERNAL VIEWING HIGHLY RECOMMENDED //**

Enjoying an attractive position within the sought after village of Sprotbrough, a gorgeous well proportioned 4 bedroom detached house all set in large private gardens. The property briefly comprises: Entrance hall with a feature staircase to the first floor, large elegant square lounge, separate living room, dining room and a large bespoke fitted kitchen, co-ordinating utility room and a ground floor wc. On the first floor a landing leads to 4 large bedrooms, the main bedroom has fitted wardrobes and bedroom 2 has a long thin office/ computer room, stunning 4 piece bathroom and a equally well appointed contemporary shower room. Outside the property is approached via a gated entrance, ample parking and a double garage. The rear garden feels is a good size and feels very private ( it should be noted there was previously planning permission for a detached dwelling in the garden, however that planning has now lapsed. Lovely cul-de-sac within the 'Old Village' within walking of local shops, eateries, cafes etc. **VIEWING COULD NOT BE MORE HIGHLY RECOMMENDED.**

**ACCOMMODATION**

A composite style double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

**11'6" x 10'9" (3.51m x 3.28m)**  
This has a feature staircase to the first floor accommodation, a built-in understairs storage cupboard which has a coat rail etc. There is Karndean LVT style flooring, a double panel central heating radiator, ornate corncing and a door to the ground floor wc.

**GROUND FLOOR WC**

This has a modern 2 piece white suite comprising of a low flush wc, wash hand basin, marble effect tiling to half walls, a pvc double glazed window, coving and a ceiling light.

**LOUNGE**

**24'8" x 15'8" (7.52m x 4.78m)**  
A beautiful large reception room forming part of an extension, it has 4 Pvc double glazed windows to the front and side with further pvc double glazed double opening doors onto the rear garden. There is a feature central marble fireplace with a living flame gas fire inset, ornate corncing, 2 ceiling lights and 2 central heating radiators.

**SITTING/ LIVING ROOM**

**24'6" x 12'6" (7.47m x 3.81m)**  
Again a good size, it has a pvc double glazed bow window to the front and a further pvc double glazed window to the rear. There are 2 central heating radiators, ornate corncing and 2 ceiling lights.

**SEPARATE DINING ROOM**

**13'0" x 10'9" (3.96m x 3.28m)**  
This has 2 pvc double glazed doors which open onto the rear garden, an ornate fireplace, a central heating radiator, coving and a central ceiling light.

**BREAKFAST KITCHEN**

**18'9" max x 9'10" (5.72m max x 3.00m)**  
A large beautifully fitted breakfast style kitchen with a range of modern Oak and cream coloured cabinet doors finished with a marble work surface and a co-ordinating 'Oak' breakfast bar. There is a large Range style cooker with an extractor hood above, a wine cooler, integrated fridge and freezer, integrated dishwasher, a composite style double glazed rear door which gives access to the side and rear gardens. A continuation of the Karndean LVT style flooring, ornate corncing, 2 ceiling lights, under cabinet lighting and a door to the utility room.

**UTILITY ROOM**

**6'10" x 5'8" (1.83m x 1.73m)**  
This has co-ordinating units and an under mounted stainless steel sink set into a marble work surface, a pvc double glazed window, plumbing for an automatic washing machine and room for a tumble dryer, Karndean LVT style flooring and a built-in cupboard which houses a small ladder style radiator perfect for drying coats etc.

**FIRST FLOOR LANDING**

This has a feature arched window to the front, a tall ceiling perfect for a long pendant style light, ornate corncing, an access point into the loft space, a central heating radiator and doors to the bedrooms and bathroom.

**MAIN BEDROOM 1**

**12'6" x 12'0" (3.81m x 3.66m)**  
A large double bedroom which has a pvc double glazed window to the front, a period style column radiator, ornate corncing and built-in wardrobes concealing hanging rail and storage.

**BEDROOM 2**

**12'6" x 10'2" (3.81m x 3.10m)**  
This is a good sized second double bedroom which has a pvc double glazed window with an outlook to the rear, a central heating radiator, coving to the ceiling and a central ceiling light. There is a door which leads to a long room, and creates a space for a little work station, possibly even a walk-in wardrobe. This has a pvc double glazed window to the far end, ceiling lights and low level cupboards.

**BEDROOM 3**

**11'0" x 8'10" (3.35m x 2.69m)**  
Again a rear facing double bedroom, it has a pvc double glazed window to the rear, a central heating radiator, ornate corncing to the ceiling and a central ceiling light.

**BEDROOM 4**

**9'10" x 9'0" (3.00m x 2.74m)**  
This bedroom is presented as an office, it has a pvc double glazed window to the rear, a central heating radiator, coving and a ceiling light.

**HOUSE BATHROOM**

This is very modern stylish bathroom, beautifully appointed to include a large walk-in shower including a rainfall shower head, a contemporary style free standing bath, wash basin inset to a vanity cabinet and a low flush wc. There is a column style towel rail/radiator, display niches. LED lighting, coving to the ceiling and a pvc double glazed window with plantation shutters.

**CONTEMPORARY SHOWER ROOM**

This is all smartly finished with a very contemporary design including modern tiles, coordinating floor tiles, wash basin inset to a vanity unit and a low flush wc. There is a pvc double glazed window with a plantation blind, coving to the ceiling, wall mirror, ceiling light and a contemporary style towel/radiator.

**OUTSIDE**

The property stands on an attractive plot, it is approached via a gated driveway which provides parking and leads to a detached double garage. The gardens are mainly lawned, a large patio extends across the rear elevation looking on to its own large lawn. It should be noted the rear garden at one point in time did have Planning Permission for a separate detached dwelling however this has now lapsed. Within the garden there is a large timber storage tractor style shed, perfect for mowers etc.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC

COUNCIL TAX - Band G

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

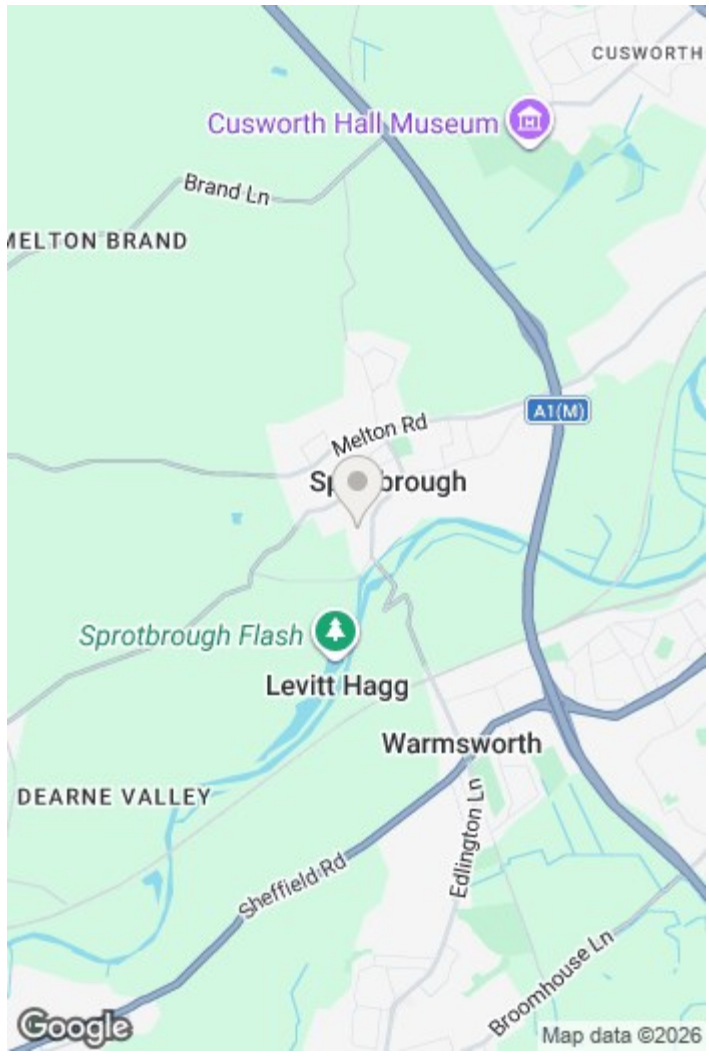
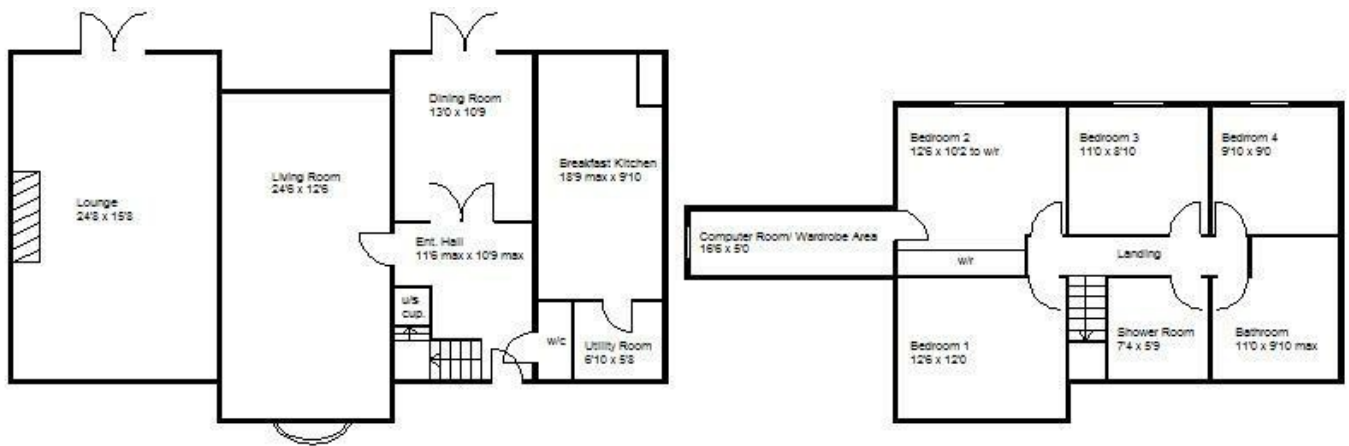
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**PROPERTY PARTICULARS** - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

**OPENING HOURS** - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

**INDEPENDENT MORTGAGE ADVICE** - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

**FREE VALUATIONS** - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
England & Wales		England & Wales			