



Cromwell Drive, Sprotbrough Doncaster

welcome to

Cromwell Drive, Sprotbrough Doncaster

Quietly set back within a peaceful cul-de-sac on a gated corner plot offering tremendous potential and benefiting from a modern open plan kitchen diner, gated driveway with rear garage is this well-proportioned two-bedroom semi-detached home. Ideal for first-time buyers or investors



Entrance Hall

A welcoming entrance space with external door, feature central heating radiator, built-in storage underneath the stairs, stairs leading to the first floor accommodation and spotlights.

Lounge

A bright and comfortable main living room with a front facing double glazed window allowing plenty of natural light, a central heating radiator and laminate flooring.

Kitchen

A standout feature of the home, this well-presented open plan kitchen diner boasts modern wall and base units with work surfaces housing the sink and drainer with mixer tap. There is fitted splashback tiling, dynamic spotlighting, electric hob with extractor hood over, electric oven, integrated dishwasher and integrated fridge. Complete with double glazed side window, double glazed rear facing French doors that outlook and lead out to the rear garden and a column feature central heating radiator.

Utility Room

A functional utility area featuring double glazed rear facing window and side door to rear garden. There are wall and base units with work surfaces housing the sink and drainer beneath which is under counter space and plumbing for a washing machine with a tiled floor.

First Floor Landing

With double glazed side facing window and loft access.

Bedroom One

A generous bedroom featuring a double glazed front facing window and a central heating radiator.

Bedroom Two

A second double bedroom featuring double glazed rear facing window and a central heating radiator.

Bathroom

Fitted with a three piece suite comprising of a panelled bath, a wash hand basin and low-level WC. There is a double glazed rear facing window and central heating radiator.

Outside

The property occupies a corner plot position, featuring a gated front driveway providing ample off road parking alongside a gravel front garden on a cul-de-sac position. To the rear is a private, fully enclosed rear garden with outside tap featuring a lawned area and a rear garage/store.

Store / Garage

A spacious detached garage and workshop situated with a rear up and over door and side door to the rear garden.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/DCR127140



welcome to

Cromwell Drive, Sprotbrough Doncaster

- NO ONWARD CHAIN
- SET BACK IN A QUIET CUL-DE-SAC LOCATION
- CORNER PLOT
- WELL-PRESENTED OPEN PLAN KITCHEN DINER
- GATED FRONT DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: F

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127140



Property Ref:
DCR127140 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk