



41b Park Drive



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provides a rare opportunity to purchase one of three prestigious detached properties within a sought-after gated community.

Upon entering, you'll see a block paved driveway offering ample off-street parking in a quiet and safe location set back from the main road.

And located just a few minutes walk from the centre of Sprotborough – a highly desirable South Yorkshire village - you'll enjoy all the benefits of the local amenities, paired with a high degree of privacy within your exclusive postcode.

Built just 14 years ago, the interiors throughout this sublime property are contemporary and finished to a high specification. Boasting four double bedrooms across three storeys, a double garage and an impressive ground floor living space with bi-fold doors to bring the outdoors in, this unique abode has all the hallmarks of a forever family home.



A home of two halves

A distinguished entrance awaits beyond the glass panelled front door which is set at an inviting angle at the centre of the L-shaped build, giving the impression of two separate wings.

The expansive hallway continues to impress – featuring two chrome balustrade staircases leading left and right to the second and third-storey bedrooms.

Clean white walls punctuated with pine woodwork, dual-aspect windows and French doors to the garden, recessed spotlights and an underfloor heated marble tiled floor exude minimalistic elegance. A large cloakroom cupboard adds a convenient storage solution for coats and bags to keep the space free from clutter and there is internal access to the double garage. The natural, textured tiles continue into the ground floor W.C tucked away in the corner, and seamlessly flow through to the kitchen for aesthetic continuity.





Entertain indoors and out



Two internal doors from the entrance hall lead into the dining kitchen, enhancing the flow of the ground floor.

This family hub is perfect for hosting and comes alive particularly in the summer months when three sets of bi-fold doors are opened to extend the living space onto the decking. With an expansive floorplan and plenty of room for a large dining table, tranquil garden views and the injection of natural light can be enjoyed all-year round.

Neutral and glossy handleless units finished with quartz worktops conceal the integrated appliances and wrap around wall-mounted double ovens plus an induction hob.

The central island with built-in banquette seating and wine cooler becomes the perfect spot to perch with a morning coffee, or an evening drink to unwind at the end of the day.

Just off the kitchen, you'll also find a handy utility room to house the washing machine and space for a tumble dryer to shut away the laundry.







Cosy
up by
the
fire

Panelled double doors from the hallway open into the adjacent lounge which also boasts a set of bi-fold doors to open onto the outdoor space.

With soft luxurious carpet underfoot and a gas fire with traditional surround taking centre stage, this space provides a cosy retreat to settle down in front of the TV, away from the bustling kitchen area.



Added Privacy

Head up the far left staircase to find a standalone bedroom above the garage with a dormer window as spotted from the outside – a perfect master bedroom or teenage suite option with ample floor space for a king-sized bed.

Complete with a striking modern en-suite shower room, featuring marble and mosaic tiling and chrome hardware including a walk-in rainfall shower and heated towel rail.

The opportunity presents itself here for a conversion project should you wish to create an annexe for a family member's independent living.



Peaceful spaces

Ascending to the first floor via the second staircase will lead you to double bedrooms at either side of the landing, each with built-in storage/wardrobe space.

This pair share a connecting bathroom in the middle – though owing to the square footage available here – could comfortably be reconfigured to provide two separate en-suites.

Currently, you'll find a hydrojet bathtub encased in slick black tiles, a large walk-in rainfall shower, modern toilet and a vanity unit with twin wash basins.

The flexibility and uniqueness of the bedroom spaces will surely prove enticing for growing families, each with their own personality including skylight window features and interesting angles set within the apex of the roof.





A final storey

Continue up to the third storey to find the final bedroom – another large and versatile space boasting a further en-suite shower room which has been marble tiled.

The triple dormer window illuminates the room beautifully, which has been fitted with pine shelving units to maximise every corner as the owners currently use this as an impressive dressing room. The layout could also be suited to an office or music room.



South-west facing spot



The magnificent outdoor space on offer adds another level of charm and appeal to this expansive family home, where the current owners have enjoyed hosting BBQs and parties all summer long.

With well-kept lawns and raised timber decking wrapping around the property, the desirable south-west facing rear garden is not in the slightest overlooked.

A mature tree-lined boundary and low maintenance flower beds along the walls and fencing add to the security and charm of this lovely peaceful retreat.





Key Features

- Four Double Bedroom Detached Family Home Set Across Three Storeys
- High Specification Finish Throughout with Contemporary Design and Exceptional Natural Light
- Impressive Reception Hall with Underfloor Heated Marble Tiling and Twin Staircases
- Contemporary Open-Plan Dining Kitchen with Three Sets of Bi-Fold Doors and Central Island
- Luxurious Lounge with Feature Gas Fireplace and Bi-Fold Doors to the Garden
- Practical Utility Room and Modern Ground Floor W.C
- Versatile Bedroom Accommodation and Three Stylish Bathrooms
- Private and Spacious Rear Garden with Raised Timber Decking and Mature Tree-Lined Borders
- Exclusive Gated Development with Private Driveway and Double Garage
- Sought-After Village Location Close to Amenities, Riverside Walks and Excellent Commuter Links
- Freehold Property and Council Tax Band G





Area to explore

Sprotbrough is a highly desirable, semi-rural village – famous for its stunning riverside walks along the River Don and its thriving village atmosphere.

Located on the western edge of Doncaster – just a few miles from the city centre – you’ll enjoy all the benefits of a small community while having easy access to further larger retail outlets, leisure activities and commuter links via the A1.

Young families will have Sprotbrough Orchard Infant School and the linked Copley Junior School within the catchment, plus further options for secondary schools in the surrounding areas.

Within a short walk from your doorstep, you’ll find local eateries including Otto wine bar, the Boat Inn gastro pub, a highly rated Indian restaurant and the tea rooms that also offer culinary theme nights.

Weekends can be spent at the cricket club in the heart of the village, meandering round the nature reserve, or slightly further afield within the grounds of Cusworth Hall which is popular for families and dog walkers all-year round. Seasonal events including the lively summer gala and the annual switch on of the Christmas lights are highlights of the year for the residents to come together.



TOTAL FLOOR AREA : 2935 sq.ft. (272.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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41b Park Drive, Sprotbrough, Doncaster, DN5 7LA



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To view 41b Park Drive

Call: 01977 802477

Email: team@enfieldsluxe.co.uk



ENFIELDS
LUXE

Enfields Luxe, 1 Alamo House, Sessions House Yard,
Pontefract, West Yorkshire, WF8 1BN

