

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



WOODSIDE 166 CADEBY ROAD
SPROTBROUGH
DN5 7SG

REDUCED TO £675,000

- Detached House
- LPG Heating & Triple Glazing
- Modern Fitted Kitchen
- Woodland Gardens
- Energy Performance Rating D
- Four Bedrooms
- Three Reception Rooms
- Approx 2 acre grounds
- Double Garage
- Council Tax Band E

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising:

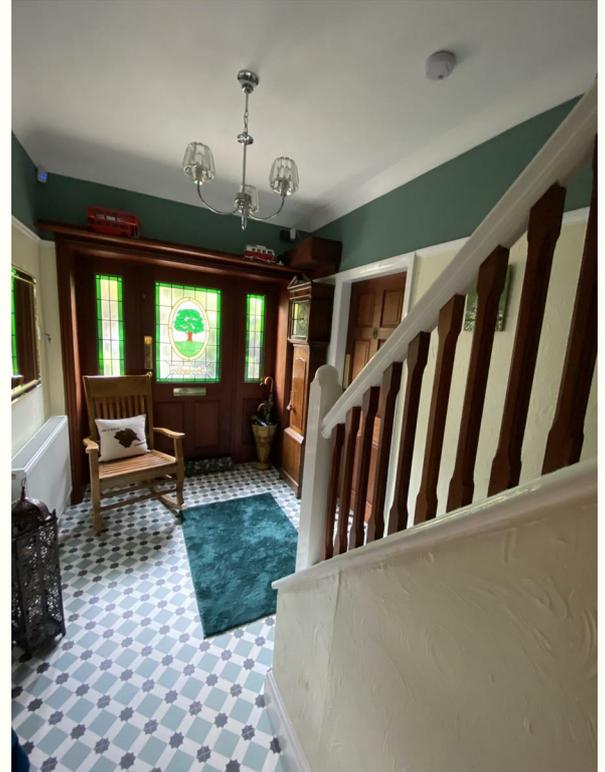
Drone View:

Entrance:

Solid wood door with decorative glazed inset and half glazed side panels leading to:

Entrance hallway:

Spindled staircase leading off. Double panelled central heating radiator. One single power point. Ceiling coving. Picture rail.



Entrance hallway:



Lounge:

16'0"max x 12'2"max (4.88mmax x 3.71mmax)

The focal point of this room is the stone fire surround with decorative brick back plate and slightly raised stone hearth housing the log burner. Double panelled central heating radiator. Two double power points. Two single power points. Picture rail. Delph rack. Twin aspect windows. Solid wood double doors with decorative side panels lead to:



Lounge:



Lounge:



Family room:

16'1"max x 11'7" (4.90mmax x 3.53m)

Wall mounted log effect electric fire. Double panelled central heating radiator. Four double power points. Two T.V aerial points. Picture rail. Upvc French doors with matching glazed side panels lead to the rear garden.



Family room:



Family room:



Dining room:

10'11" x 10'11" (3.33m x 3.33m)

Single panelled central heating radiator. Two double power points. Ceiling coving. Picture rail. Twin aspect windows.



Dining room:



Kitchen:

14'0"max x 12'5" (4.27mmax x 3.78m)

Fitted with a range of modern sage green wall and base units with stainless steel pillar handles. Belfast pot sink with mixer tap. Tall unit housing the Indesit electric double oven. Gas hob set into granite work surfaces and splash backs. Seimans modern extractor fan with light. Integrated dish-washer. Tall unit housing the American style fridge/freezer with ice dispenser. Four double power points plus those concealed serving the electrical appliances. Centre island with granite work surfaces and storage cupboards beneath. Concealed lighting. Plinth with down-lighters. Under-stairs storage cupboard. Ceiling coving. Ceiling down-lighters. Karndean flooring.



Kitchen:



Kitchen:



Kitchen:



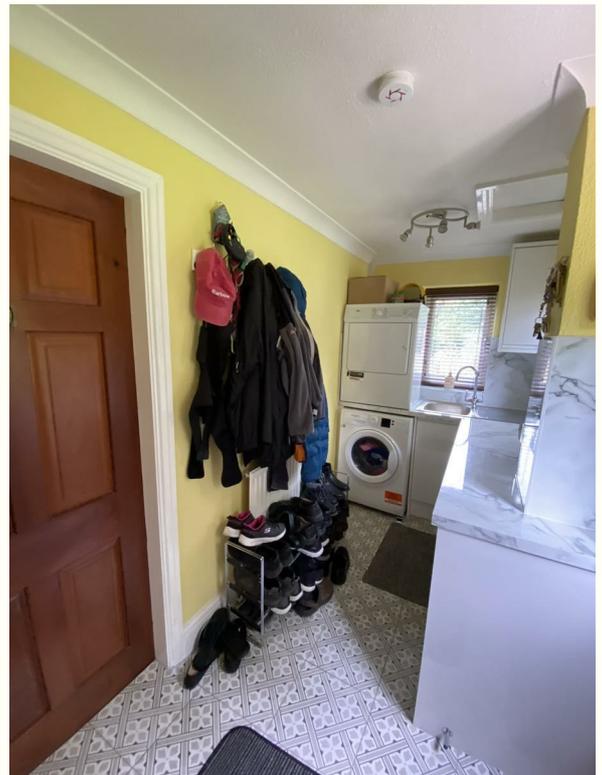
Utility room:

10'6" x 5'3" (3.20m x 1.60m)

Fitted with a range of base units with marble effect work surfaces and splash backs. Single drainer stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. Twin aspect windows. Loft hatch. Complimentary tiling. Composite stable style door leads to the side of the property.

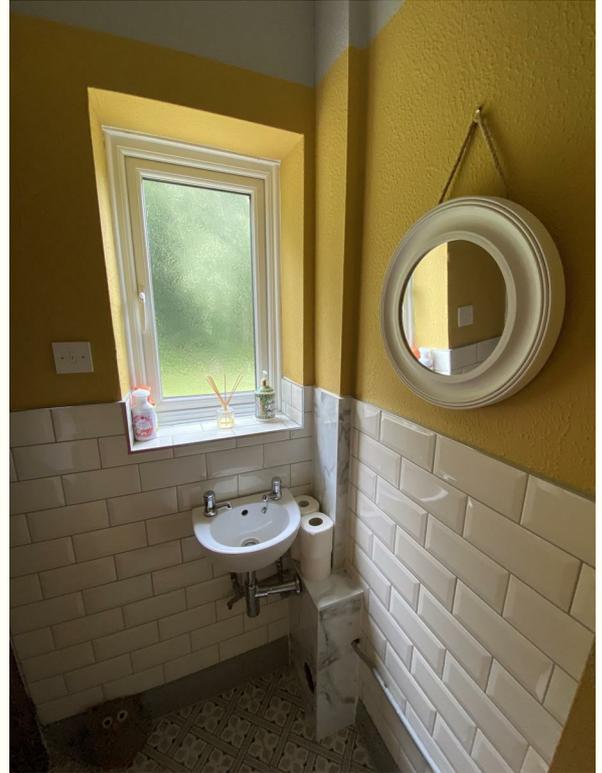


Utility room:

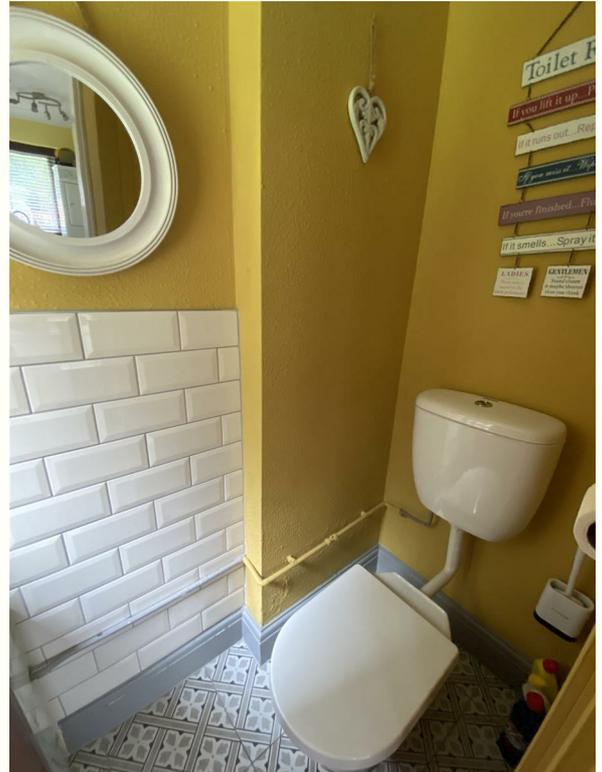


Ground floor W.C:

Fitted with a cloak room wash-hand basin and push button low flush W.C.
Window allowing natural light. Complimentary tiling.



Ground floor W.C:

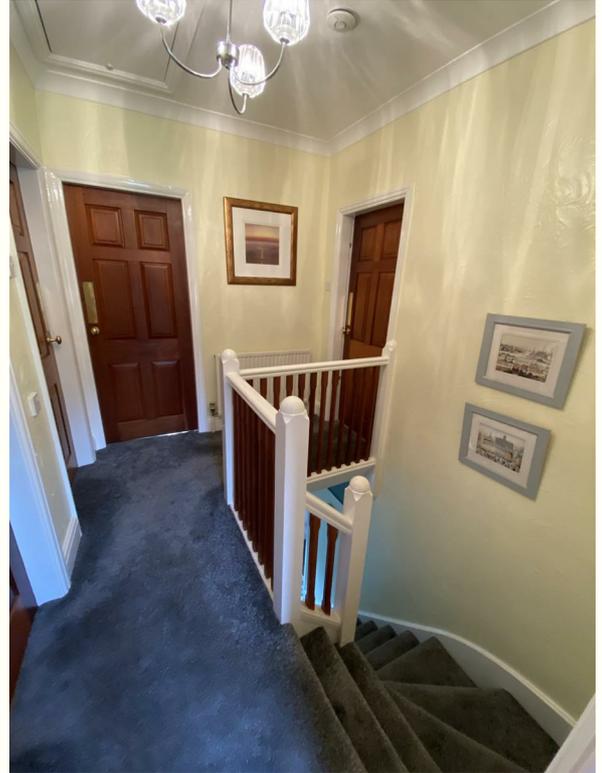


Staircase:

Spindled dog-leg staircase.

First floor landing:

One single power point. Ceiling coving. Loft hatch. Smoke alarm.



First floor landing:



Master bedroom front:

16'0"max x 11'5"max (4.88mmax x 3.48mmax)

Fitted with a range of modern grey robes incorporating overhead storage, drawers, bedside cabinets. Single panelled central heating radiator. One double power point. One single power point. T.V aerial point. Picture rail.



Master bedroom front:



Master bedroom front:



En-suite:

Fitted with a double ended bath, vanity wash-hand basin and concealed cistern low flush W.C. Separate shower compartment housing the power shower. Built-in cupboard housing the Worcester combination boiler which serves both the gas central heating system and the domestic hot water supply. Complimentary tiling, Karndean flooring.



En-suite:



Bedroom no.2 rear double:

10'11"max x 9'9"max (3.33mmax x 2.97mmax)

Fitted with a range of built-in robes. Single panelled central heating radiator. Two double power points. Ceiling coving.



Bedroom no.2 rear double:



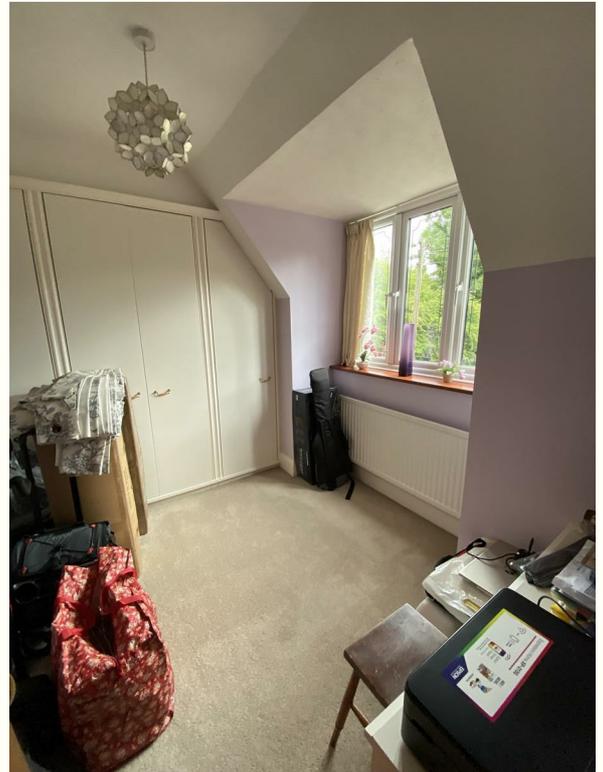
Bedroom no.3 front:

8'10"exc robes x 8'9"max (2.69mexc robes x 2.67mmax)

Fitted with a range of built-in robes incorporating drawers. Single panelled central heating radiator. One double power point. Ceiling coving. Picture rail.



Bedroom no.3 front:



Bedroom no.3 front:



Bedroom no.4/dressing room front:

7'1" x 6'11" (2.16m x 2.11m)

Single panelled central heating radiator. One double power point.

Family bathroom:

9'10" x 4'6" (3.00m x 1.37m)

Fully tiled and fitted with a quadrant spa shower compartment. Pedestal wash-hand basin with mixer tap and push button low flush W.C. Double panelled central heating radiator. Ceiling down-lighters.



Family bathroom:



Exterior:

The property occupies a fantastic two acre plot set back from the main Cadeby Road with secure gated entrance leading to the spacious driveway and double garage with solar panels and an electric car charger. Surrounded by a beautiful woodland setting with enclosed gardens to the front and rear comprising of three areas. The formal gardens provide an attractive outlook to the rooms at the rear of the property. Four timber garden sheds. Greenhouse. Log store.



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Drone View:



Drone View:



Tenure & possession freehold:

The property is freehold and vacant possession will be given on completion.

Services:

Mains electricity, LPG, water, drains and cesspit are all connected to the property.

Council Tax Band:

We have been informed by Doncaster Metropolitan Borough Council that this property is in Band E.

Measuring policy:

The measurements in this brochure have been taken with a regularly tested disto laser measure. However, accuracy to within 6ins can only be guaranteed and we would, therefore, recommend to a prospective Purchaser that these are not to be relied upon.

Viewing:

Please contact Agent.

Free valuation:

If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.

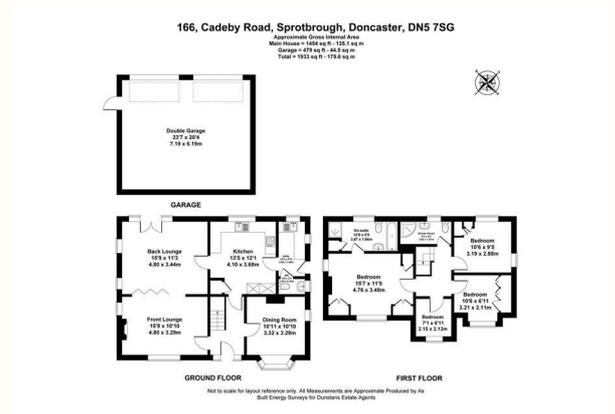
Making an offer:

Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your position before we can recommend your offer to the Vendor.

Money laundering:

Estate Agents have been expected to comply with Money Laundering Regulations imposed by the Government, to verify the identity of all clients, both buyers and sellers alike. We would, therefore, ask that you assist us in complying with the regulations by providing identification when making an offer. We are obliged to have sight of original documentation, and will make certified copies. We will inform you at the time of making an appointment which documents might be suitable.

Floor plan:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	