



# 83 Park Drive

Sprotbrough, Doncaster, DN5 7LP

## Offers In The Region Of £675,000

A rare opportunity to purchase a traditional 4 bedroom family home. New to the market after 30 years this unique property boasts a large fronted double access drive in the heart of Sprotbrough village with the ability to extend subject to permissions. Occupying a mature plot approx third of an acre boasting mature borders that offer a high degree of privacy yet lying within walking distance of the village amenities including, shops, bus routes and local restaurants. The accommodation has been extended over the years and offers a versatile layout. A sitting/dining room to the front with doors accessing a generous formal lounge with garden room boasting en-suite (potential for ground floor bedroom). Kitchen/breakfast room has space for a table and opens up to a snug with working fire, further side lobby leads to outside. First floor landing with 4 bedrooms, en-suite walk in wardrobe and en-suite to master, 4 piece family bathroom. Outside there are gardens to the front, driveway for 3 vehicles leading to a sheltered car port in addition to a detached garage. A further large timber workshop sits behind the garage as well as a small stable block adding further storage to the property. A tiered terrace together with lawned gardens, flowerbeds and borders featuring beautiful mature trees encompass the property. This property must be viewed to truly appreciate its position and character.

- Rare opportunity to purchase a double fronted property in the heart of the village
- Ideal for extending subject to local permissions
- 2 formal reception rooms
- Snug with open fire leads from kitchen/breakfast room
- Garden room with ensuite modern shower room (ground floor bedroom)
- Master bedroom with walk in wardrobe and ensuite
- Detached garage with utility and WC
- Stunning parkland gardens on approx 3rd acre.
- Ample parking with carport as well as detached garage
- Large timber workshop and small stable block to rear garden

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



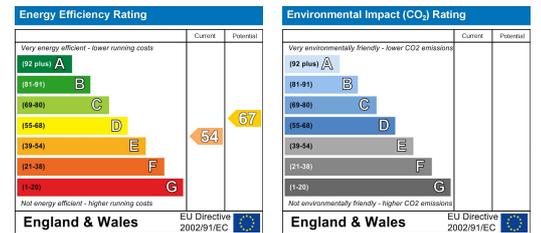
# Floor Plan



# Area Map



# Energy Efficiency Graph



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