



Copley Gardens, Sprotbrough Doncaster

welcome to

Copley Gardens, Sprotbrough Doncaster

This beautifully presented three bedroom detached family home sits within the sought after village of Sprotbrough benefiting from a stunning dining kitchen, a spacious lounge, an en-suite to the master bedroom and a garage. Ideally positioned close to a range of shops, schools and amenities.



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Porch

With a front facing composite door and a further door into the entrance hall.

Entrance Hall

With stairs which rise to the first floor landing, a central heating radiator and a clever closet under stairs storage system to maximise storage space.

Lounge

A generous room with a front facing double glazed window, rear facing double glazed French doors to the garden and two central heating radiators. There is gas fireplace and karndean flooring.

Dining Kitchen

Fitted with a range of wall and base units white quartz worktops with matching upstands which incorporates the sink and drainer with mixer tap. There is an integrated fridge freezer, a wine cooler, an induction hob with extractor above and mirrored splashback, a filtered boiling/cold water tap, a double electric oven and grill and an integrated dishwasher. There are front and rear facing double glazed windows, a side facing composite door, a built-in waste disposal system, area for a dining table and chairs, spotlights to the ceiling and underfloor heating.

Ground Floor W.C / Utility

featuring a low-flush WC and a wash hand basin set onto a vanity top with useful under-sink storage. A sliding door opens to a generous concealed utility cupboard, fully plumbed for a washing machine and separate tumble dryer, and includes a pull-out worktop for added convenience. The room also benefits from a heated towel rail, a rear-facing obscured-glazed window, and a ceiling light.

First Floor Landing

With two large storage cupboards including shelving and access to partially boarded loft through spring loaded loft hatch with integrated ladders. The loft also houses recently upgraded worcester-bosch combi boiler.

Bedroom One

With a front facing double glazed window, a central heating radiator, a fitted A.C unit, fitted wardrobes and access to the en-suite.

En-Suite Shower Room

Fitted with a low flush W.C, a wash hand basin, spotlights and a shower cubical with shower. There is wall to floor tiling, underfloor heating and a rear facing obscured double glazed window.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Three

With a front facing double glazed window, a central heating radiator and fitted wardrobes.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a bath tub. There is a side facing obscured double glazed window, a central heating radiator and downlights.

Outside

To the front of the property, the garden is enclosed by a brick wall and features a lawn, a pathway leading to the entrance porch and a side access gate.

To the rear, the generously sized garden is predominantly laid to lawn and benefits from a spacious porcelain patio area ideal for outdoor dining, hosting and entertaining. There is also a raised decked seating area, an outdoor tap, fencing to the perimeter, electrics and a range of well established plants.

Garage

With electrics and a fitted EV charger.



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welcome to

Copley Gardens, Sprotbrough Doncaster

- THREE BEDROOM DETACHED PROPERTY
- SOUGHT AFTER LOCATION
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT CONNECTIONS
- IDEAL FOR A GROWING OR EXTENDED FAMILY
- GROUND FLOOR W.C

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127064 - 0004

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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