



Challenger Drive, Sprotbrough Doncaster

welcome to

Challenger Drive, Sprotbrough Doncaster

GUIDE PRICE £275,000-£285,000 Pleasantly situated within a cul-de-sac in the sought after location of Sprotbrough is this spacious detached bungalow. Offered to the market with no onward chain, the property occupies a generous corner plot and benefits from a double driveway and garage.



Entrance Hall

With a side facing sealed unit door, an open arch into the dining room and a door into the lounge.

Lounge

With a side facing double glazed bay window, a fitted A.C unit and a central heating radiator. There are feature Tudor effect wood beams, a feature fireplace as the focal point of the room and double glazed sliding doors into the garden.

Dining Room

With a central heating radiator and a front facing double glazed window. There are double doors into bedroom one and two further access doors into the inner hall and kitchen.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. There is space for an oven and grill with extractor above, plumbing for a washing machine, complimentary tiling and further under counter space for a fridge. There is a side facing double glazed window, a side facing stable door and a wall mounted boiler.

Inner Hall

With a useful storage cupboard housing the hot water tank and access to the loft which is partially boarded and has a pull down ladder.

Bedroom One

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

Bedroom Two

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

Bedroom Three

With a rear facing double glazed window, two storage cupboards and a central heating radiator.

Wet Room

Fitted with a low flush W.C, a wash hand basin and a shower. There is tiling to the walls, a side facing obscured double glazed window and a heated towel rail.

Outside

To the front of the property is a generous double driveway providing ample off road parking and in-turn leads to the garage. To the side is an attractive hedged area with mature shrubs and plants. To the rear is a well established pebbled garden featuring a range of mature trees and planting, a pond and a pathway leading to the rear of the garden. There is also ample space for a greenhouse and garden shed, with established hedging to the borders providing a private and screened setting.

Outbuilding

With power and electrics.

Garage

With up and over door.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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.



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Challenger Drive, Sprotbrough Doncaster

- GUIDE PRICE £275,000-£285,000
- THREE BEDROOM DETACHED BUNGALOW
- GARAGE AND DOUBLE DRIVEWAY
- WRAP AROUND GARDENS
- CUL-DE-SAC POSITION

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£275,000-£285,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR127188 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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