



Melton Road, Sprotbrough Doncaster

welcome to

Melton Road, Sprotbrough Doncaster

Situated in the heart of Sprotbrough village is this five bedroom detached home benefiting from four garages, one currently being used as a one bed annex with underfloor heating, three driveways and outline planning permission granted for a dwelling on the land at the rear.



Entrance

With front facing twin doors into the entrance porch, stairs which rise to the first floor landing, tiled flooring and a central heating radiator.

Lounge

With an open fireplace, a front facing double glazed bay window, decorative coving to the ceiling, wall lights and access into the dining room.

Dining Room

With a rear facing double glazed bay window, an electric feature fireplace as the focal point of the room and a central heating radiator. There is coving to the ceiling and access to the breakfast kitchen and study.

Study

With shelving and storage, a front facing double glazed window, a wall mounted boiler and a central heating radiator.

Breakfast Kitchen

Fitted with a range of wall and base units with granite work surfaces housing space for a Range Master cooker. There is a feature breakfast island, a built-in dishwasher, a sink and drainer with mixer tap and two rear facing double glazed windows. The room benefits from a wine cooler, spotlights to the ceiling, space for a American style fridge and a tiled floor. A door provides access to the rear garden and there is additional access to the conservatory.

Conservatory

With a useful alcove store which houses space and plumbing for a washing machine and dryer. There is a tiled floor, wall to floor side and rear facing double glazed windows and side facing French doors which open up onto the rear garden.

Bedroom Three

With a front facing bay fronted double glazed window, a central heating radiator and built-in wardrobes providing a range of hanging and storage space.

Bedroom Four

With a rear facing bay fronted double glazed window and a central heating radiator.

Bedroom Five

With front and side facing double glazed windows and a central heating radiator.

Ground Floor Bathroom

Fitted with a low flush WC, units with granite worktops housing the counter top sink with mixer tap, a corner shower cubicle with shower and a focal bath with pebbled and gravel features flooring surround. There is mood lighting, two rear facing obscure double glazed windows and a heated towel rail.

First Floor Landing

With a front facing double glazed dormer window, a loft hatch, mood lighting and a central heating radiator.

Bedroom One

With a rear facing double glazed skylight window and a central heating radiator.

Bedroom Two

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

First Floor Shower Room

Fitted with twin sinks, a rear facing obscure double glazed window, a low flush W.C, a heated towel rail and a shower cubicle with shower.

Outside

To the front there are two additional driveways providing a superb range of off road parking whilst to the rear of the property there is a generous lawned garden with access to the garages and annex.

Annex/Garage

Lounge

With side facing patio doors and a rear facing double

glazed window, a loft hatch and underfloor heating which continues throughout the annex.

Kitchen area

Fitted with a range of wall and base units with worktops housing the sink and drainer. There is space for an electric hob and oven, plumbing for a washing machine, a double glazed window and additional space for a fridge-freezer.

Bedroom

With a side facing double glazed window and access to the en-suite.

En-Suite

Fitted with a shower cubicle, a low flush W.C, a hand wash basin and tiling to the walls.

Garage

35' 2" x 10' 1" (10.72m x 3.07m)

Currently being used as a bar and an inset hot tub area. There is a side door which provides access to an internal workshop.

Land

Accessed via a additional private driveway positioned off Melton Road and currently has planning permission for a dwelling - contact branch for further details.

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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welcome to

Melton Road, Sprotbrough Doncaster

- FIVE BEDROOM DETACHED HOME
- LAND WITH OUTLINE PLANNING GRANTED
- SUPERB RANGE OF DRIVEWAYS AND OFF ROAD PARKING
- PRIVATE ADDITIONAL ACCESS TO THE LAND AT THE REAR
- FOUR GARAGES - ONE OF WHICH HAS BEEN CONVERTED TO A ONE BEDROOM ANNEX WITH LOUNGE AND EN-SUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£925,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125592 - 0003

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