



Ambleside Crescent, Sprotbrough Doncaster

welcome to

Ambleside Crescent, Sprotbrough Doncaster

Situated in the sought after location of Sprotbrough, this spacious well presented three bedroom detached family home benefits from a conservatory, front and rear gardens, off-road parking and a garage, making it an ideal home for a growing or extended family.



Entrance Hall

With a front facing sealed unit door, a central heating radiator, stairs which rise to the first floor landing and a useful storage cupboard.

Lounge

With a front facing double glazed bay window, a feature fireplace, a central heating radiator and double doors into the dining room.

Dining Room

With rear facing sliding doors into the conservatory, a central heating radiator and an archway into the kitchen.

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a four ring gas hob with extractor above, a double eye level oven and grill, tiling to the walls and floor, space for a wine cooler and spotlights to the ceiling. There is a side facing double glazed window and a rear facing doors to the garden.

Conservatory

With side and rear facing double glazed windows, side facing French doors to the rear garden and laminate flooring.

First Floor Landing

With a side facing double glazed window and access to the loft.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

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

Outside

To the front of the property, there is an open plan lawn with a driveway to the side, which in turn leads to the garage. To the rear, the garden is enclosed by fencing to the perimeter and features patio and pebbled areas, ideal for hosting and entertaining, as well as a well maintained lawn.

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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Ambleside Crescent, Sprotbrough Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER VILLAGE
- CLOSE TO A HOST OF LOCAL AMENITIES AND REPUTABLE SCHOOLS
- SPACIOUS LOUNGE AND CONSERVATORY
- DINING ROOM AND KITCHEN

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

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR127150 - 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.

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