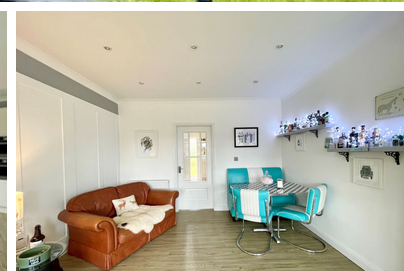
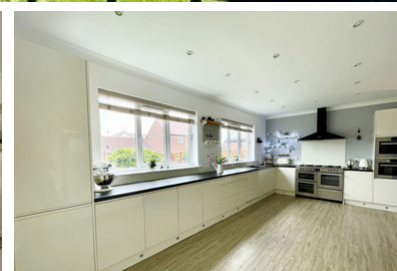
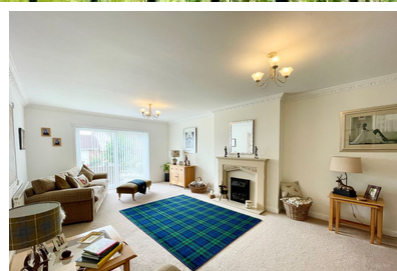


Anson Grove
Auckley
DN9 3QN
01302 867888



Melton Road, Doncaster

£645,000

Outstanding 4-Bedroom Detached Luxury Home in Sprotbrough Main Village, Doncaster. 3Keys Property is thrilled to present this exceptional detached luxury home to the open sales market. With over 2800 sq ft of internal space, this modern property offers an impressive blend of comfort and style, perfect for families seeking an upscale living experience. Key Features: 4 Double bedrooms, each bedroom boasts its own ensuite bathroom and 3 have walk-in wardrobes, providing privacy and convenience for every family member. The ground floor features abundant living space, ideal for entertaining guests or enjoying family time. This home is equipped with a double detached garage, featuring remote-controlled access and a pedestrian door. The block-paved driveway can accommodate up to four cars and the gardens are landscaped to the front and rear. Contact 3Keys Property for details 01302 867888.

- 4 DOUBLE BEDROOM DETACHED LUXURY HOME
- SPROTBROUGH MAIN VILLAGE LOCATION
- LARGE KITCHEN/BREAKFASTIN G ROOM WITH DINING AREA
- DOUBLE GARAGE WITH PARKING FOR 4 CARS.
- STUNNING REAR VIEW
- ENSUITE TO EACH BEDROOM
- 2 SPACIOUS RECEPTION ROOMS WITH A SEPARATE STUDY
- UTILITY AND GROUND FLOOR WC
- LANDSCAPED GARDENS TO FRONT AND REAR
- ENERGY SAVING SOLAR PANELS OWNED BY THE HOMEOWNER

ENTRANCE HALL

4.10m x 3.89m (13' 5" x 12' 9")

Spacious hallway with central staircase giving access to lounge, lounge, dining room, kitchen/breakfasting room and study. Led spotlighting, vinyl floor covering, under stairs store cupboard and 2 radiators.

LOUNGE

4.27m x 7.80m (14' 0" x 25' 7") MAX MEASUREMENTS

The first reception room is situated to the rear of the property with sliding doors onto patio. Stone feature fireplace, carpet to floor, 2x radiator and 2 x single pendant light fittings.

LOUNGE/DINING ROOM

6.05m x 3.89m (19' 10" x 12' 9") REDUCING TO 4.96m x 2.65m (16' 3" x 8' 8")

The second reception room is currently used as a lounge and dining room and is situated to the front of the property with a door leading to the mini kitchen/utility room. Stone feature fireplace, part carpet and part laminate flooring, 2x radiators and 2 x single pendant light fittings.

STUDY

2.83m x 2.45m (9' 3" x 8' 0")

Front aspect study with wood effect laminate flooring, radiator and single pendant light fitting.

KITCHEN/BREAKFASTING ROOM

6m x 6.35m (19' 8" x 20' 10") MAX MEASUREMENT L SHAPED

A large, open plan kitchen fitted with a wide range of cream floor and wall units with black contrasting worktops, integrated appliances include steamer, microwave oven and dishwasher. There is a freestanding double range oven and American style fridge freezer which the seller will be including in the price of the property. Two rear aspect window, wood effect laminate flooring, led spot lighting, radiator and space for a dining table and sofa. Door leading to the utility/mini kitchen.

UTILITY

2.73m x 2.06m (8' 11" x 6' 9")

The utility has been adapted to include an integrated oven and 2 ring electric hob, plumbing for washing machine, space for fridge, sink unit, fitted floor and wall units, rear aspect window with door leading to garden, single pendant light fitting and wood effect laminate floor.

GROUND FLOOR WC

Side aspect window, wc, hand basin with built in cabinet and counter, heated towel rail, wood effect laminate floor and single pendant light fitting.

LANDING

Beautiful galleried style landing with front aspect feature window, carpet to floor and access to all 4 double bedrooms. Access to loft which has a ladder and is part boarded with lighting.

PRINCIPAL BEDROOM

3.87m x 5.29m (12' 8" x 17' 4")

Rear aspect bedroom with a wide range of fitted bedroom furniture to include wardrobes, bedside cabinets and drawers. Single pendant light fitting, radiator and carpet to floor. Door leading to ensuite bathroom.

PRINCIPAL ENSUITE BATHROOM

3.25m x 2.95m (10' 8" x 9' 8")

Rear aspect fully tiled ensuite bathroom with white suite comprising of a corner bath, walk-in shower, hand basin and wc. Fitted units with counter, range of led spot and mood lighting, heated towel rail and vinyl floor covering.

BEDROOM 2

5.67m x 2.34m (18' 7" x 7' 8") increasing to 5.67m x 5.15m (18' 7" x 16' 11")

Rear aspect bedroom with a walk in wardrobe, single pendant light fitting, radiator and wood effect laminate to floor. Door leading to ensuite.

ENSUITE

2.15m x 2.67m (7' 1" x 8' 9")

Side aspect, part tiled ensuite with white suite comprising of a walk-in shower, hand basin and wc. Led spot lighting, radiator, airing cupboard and vinyl floor covering.

BEDROOM 3

6.08m x 3.06m (19' 11" x 10' 0") min measurement

Front aspect bedroom with a walk in wardrobe, single pendant light fitting, radiator and wood effect laminate to floor. Door leading to ensuite.

ENSUITE

1.98m x 2.16m (6' 6" x 7' 1")

Part tiled ensuite with white suite comprising of a walk-in shower, hand basin and wc. Single pendant light fitting, radiator and tiled floor.

BEDROOM 4

2.86m x 3.61m (9' 5" x 11' 10")

Front aspect bedroom with a walk in wardrobe, single pendant light fitting, radiator and carpet to floor. Door leading to ensuite.

ENSUITE

3.52m x 1.74m (11' 7" x 5' 9")

Side aspect part tiled ensuite with white suite comprising of a walk-in shower, hand basin with cabinet and wc. Led spot lighting, radiator, airing cupboard and vinyl floor covering. Access to a store cupboard which has a single pendant light fitting.

EXTERNAL

To the front of the property is a large garden, mainly laid to lawn with mature shrub borders and centre piece. There is paved access to the rear garden which again is mainly laid to lawn with a range of mature shrubs and flowers and a patio overlooking the garden. The rear access driveway is block paved and provides parking for at least 4 cars. The detached double garage has remote controlled access as well as a side pedestrian door. The garage has power and lighting and the opportunity for further storage in the roof space. The south facing rear garden has a fabulous view over the park and there is external power and a water tap.

The property benefits from energy saving solar panels which are owned by the vendor and also heat the water.

Situated on Melton Road, in Sprotbrough Main village, the property is ideally located near to local amenities, country walks and schools and has fantastic access to the motorway network. To view this property, please contact 3Keys Property 01302 867888.

ADDITIONAL INFORMATION

Council Tax Band – G

EPC rating – C

Tenure – Freehold

Garage - Detached double with remote controlled door and power/lighting.

Energy - Conventional boiler and solar panels owned by homeowner.

Loft - With ladder and part boarded.

Mobile signal - good

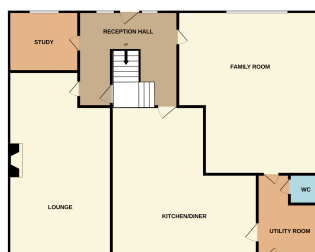
DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.

GROUND FLOOR
1431 sq.ft. (132.9 sq.m.) approx.



1ST FLOOR
1434 sq.ft. (133.2 sq.m.) approx.



TOTAL FLOOR AREA: 2865 sq.ft. (266.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan dimensions, measurements of actual buildings, rooms and any other details are approximate and responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and equipment shown here are not intended and no guarantee is given as to their operability or efficiency can be given.
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