

5 Bedroom(s), Detached House, Freehold

Park Drive, Sprotbrough.



- Detached and Well Presented Family Home
- Garage and Driveway Allowing for Multiple Cars to Park
- Kitchen Diner & Utility Room
- Four Bedrooms and Two En Suite Bathrooms
- Sun Room Overlooking Garden

- Solar Panels with Battery Storage
- Generously Sized Rear Enclosed Garden
- Two Reception Rooms
- Office That Could Be Used as Fifth Bedroom
- Family Bathroom and Downstairs W.C

£550,000
For Sale

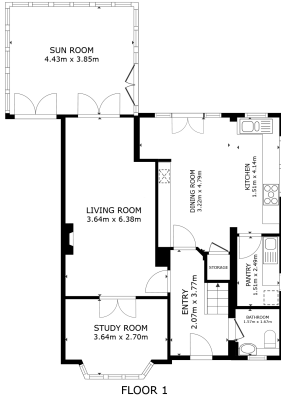
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... Four/Five bedroom detached home in Sprotbrough village. A mature family home with 4 bedrooms and an office that can serve as a fifth. Easy access to the village and city centre on foot or in the car, riverside walks and parks nearby but just 10 minutes to the motorway network, a home with a lovely quiet location, garden with a south aspect which makes use of the sun in all seasons.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR: 32.4 m² STAIRS: 2.87 m²
TOTAL: 35.3 m²



Lounge



Kitchen Diner



Second Reception Room





Bedroom & En Suite



Bedroom





Bedroom

Bedroom/Office



Family Bathroom



Externals

Front Aspect



Rear Garden



Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date -

Boiler Location - Main bathroom

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - Yes, They are owned outright and belong to the property.

With Electricity Storage Battery

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	