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**Park Avenue, Sprotbrough, Doncaster**  
**Guide Price £575,000 - £580,000**



**3 Park Avenue, Sprotbrough, Doncaster, DN5 7LW**

**\*\*\* GUIDE PRICE £575,000 \*\*\***

**SPROTBROUGH OLD VILLAGE / EXTENDED 5 BEDROOM TRADITIONAL DETACHED HOUSE / SPACIOUS FAMILY LIVING / OPEN PLAN KITCHEN & FAMILY ROOM / GORGEOUS MAIN BEDROOM & EN-SUITE / BEAUTIFUL LANDSCAPED REAR GARDEN //**

Located in 'Sprotbrough Old Village' only a short walk from the amenities, this large extended traditional styled 5 bedroom detached house needs to be viewed. The spacious living feels well planned and nicely balanced it has a gas central heating system, pvc double glazing and comprises: Entrance hall, attractive dual aspect lounge, separate dining room, large open plan family room and kitchen, separate utility room and a ground floor wc. On the first floor there are 5 bedrooms, the main bedroom has a feature balcony plus an en-suite shower room, 4 further bedrooms ( the smallest is the office) and a large 4 piece family bathroom with a free standing bath. Outside the front is all gated and secure with ample parking, and the rear is beautifully landscaped and feels very private. Well regarded residential roadway only minutes from the village centre including the wine bar, shops and the village school.

**ACCOMMODATION**

A traditional panelled entrance door with decorative glazed inset leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase to the first floor including sisal floor covering set with stair rods, a column style traditional radiator, and real wood style flooring.

**LOUNGE**

25'0" (into bay) x 10'8" (7.62m (into bay) x 3.25m)  
An attractive and good sized room, it has a dual aspect including a deep PVC double glazed bay window with custom shutters and full height PVC double glazed doors which lead out onto the rear patio and garden. There is a feature fireplace Stovax living flame gas fire, two central heating radiators, coving to the ceiling and 2 ceiling pendant lights.

**SEPARATE DINING ROOM**

13'6" (into bay) x 10'9" (4.11m (into bay) x 3.28m)  
A lovely separate reception room, this has a PVC double glazed window to the front, real wood flooring, coving and a central ceiling light with a ceiling rose.

**KITCHEN AREA**

x 13'8" max (x 4.17m max)  
The kitchen is fitted with a range of low level units, finished with a Corian type work surface which includes a 1 1/2 bowl sink unit with a mixer tap, a deep recess suitable for a range style cooker, wall shelving, inset spotlighting, space for an integrated fridge and space for a wine cooler and dishwasher.

**FAMILY ROOM**

A good sized more informal rear facing living area, it has double doors which open onto the rear garden, a real wood floor covering, 2 central heating radiators and inset spotlighting to the ceiling.

**REAR LOBBY**

There are PVC double glazed doors which gives access onto the patio, a tiled floor covering, inset spotlighting to the ceiling, a central heating radiator and a door into the utility room.

**UTILITY ROOM**

This has a range of base and wall units, a single

drainer stainless steel sink unit, plumbing for an automatic washing machine, a deep recess suitable for an American style fridge freezer, a central heating radiator and a tall larder style cupboard.

**GROUND FLOOR W/C**

Fitted with a modern suite comprising of a low flush W/C, a wash basin set onto a vanity top, inset spotlighting, a deep in built cupboard which also houses the fuse box.

**FIRST FLOOR LANDING**

A traditional returned style staircase with a spindled banister rail leads to the first floor landing. This splits and divides with doors to the bedrooms and bathroom. There is a period style column radiator, a central ceiling pendant light.

**MAIN BEDROOM**

15'2" x 10'9" (4.62m x 3.28m)  
A large bedroom suite, this has 2 PVC double glazed double opening doors onto a balcony with decorative wrought iron, a further PVC double glazed window to

the side both with custom shutters, a laminate floor covering with under floor heating, 2 ceiling pendant lights. A door from here leads into the en suite shower room.

**EN SUITE SHOWER ROOM**

This has an in built shower cabinet with a mains plumbed thermostatic shower, a wash hand basin, a low flush W/C, tiling to the walls, a PVC double glazed window, inset spotlighting to the ceiling and a tall contemporary towel rail / radiator.

**BEDROOM 2**

14'10" x 10'10" (4.52m x 3.30m)  
A lovely second double bedroom, it has a deep PVC double glazed bay window to the front with custom shutters, a central ceiling light, a column style radiator and a door way leading into a walk in wardrobe. This has a PVC double glazed window to the side and a central ceiling light.

**BEDROOM 3**

12'10" (into bay) x 10'7" (3.91m (into bay) x 3.23m)  
With a PVC double glazed bay window to the front with custom shutters, a central ceiling pendant light, feature panelling to one wall and a column style radiator.

**BEDROOM 4**

11'7" x 11'2" (3.53m x 3.40m)  
Presently used as a dressing room and fitted with wardrobes, there is a PVC double glazed window, a period style column radiator and a central ceiling light.

**BEDROOM 5**

8'0" x 5'11" (2.44m x 1.80m)  
Currently used as an office, it has a PVC double glazed window to the front with custom shutters, a ceiling light and laminate flooring with underfloor heating.

**HOUSE BATHROOM**

9'8" x 8'7" (2.95m x 2.62m)  
Fitted with a modern four piece white suite comprising of a free standing bath with a contemporary style tap, a wash basin inset onto a floating vanity top, a low flush W/C and a corner shower enclosure. There is a PVC double glazed window, tiling to the four walls, including an illuminating display niche with a wall mirror. There is also an extractor fan, inset spotlighting to the ceiling and a contemporary style tall radiator.

**OUTSIDE**

The property is approached via a gated driveway which is block paved and provides car standing for several vehicles, there is a matching pedestrian front gate set into the hedge.

**REAR GARDEN**

To the rear there is an enclosed garden area, the garden is mainly lawned, it has a large white porcelain tiled patio and sitting area, and white walls giving a very much Mediterranean vibe and feel, all nicely enclosed with concrete posts and timber fencing to the perimeters plus there is a large useful timber storage shed in one corner.

**AGENTS NOTES:**

- TENURE - FREEHOLD.
- SERVICES - All mains services are connected.
- DOUBLE GLAZING - PVC double glazing. Age various
- HEATING - Gas central heating system. Age unknown.
- COUNCIL TAX - Band F.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, Vodafone and 02.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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