



30 Cadeby Road

Sprotbrough, Doncaster, DN5 7SD

Price Guide £400,000

A beautifully presented three-bedroom detached home situated in the highly sought-after village of Sprotbrough. Ideally positioned on Cadeby Road, this stunning property offers modern interior finishes, generous living spaces, and a private rear garden with direct access to a local recreational playpark making it an ideal home for young families.

Ground Floor

Stepping through the front porch into the welcoming entrance hall, the ground floor opens into a bright and spacious lounge boasting a large front-facing bay window. Adjoining the lounge is a separate dining room, perfect for family meals or entertaining. The stylish, modern kitchen features high-gloss units, integrated appliances (including a gas hob and eye-level double oven/microwave) & elegant herringbone-style flooring. Beyond the kitchen, a rear hall leads to a ground-floor WC & a sizable utility room with direct access to the generous double garage.

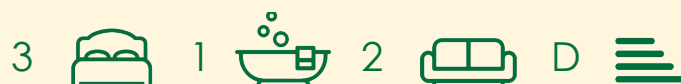
First Floor

The first-floor landing leads to three well-proportioned bedrooms, including two comfortable double bedrooms and a third bedroom equipped with built-in storage. A contemporary shower room serves the upper floor, complete with floor-to-ceiling tiles, a floating vanity sink unit, a low-level WC & a heated towel rail.

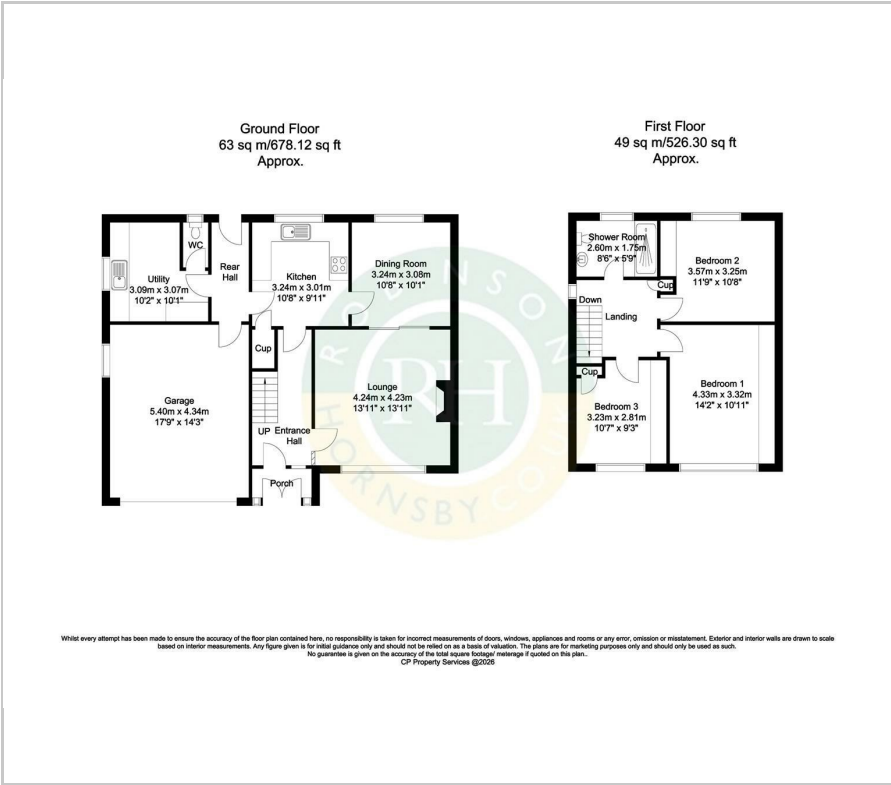
- ** Offers Invited Between £400,000 - £425,000 **
- Sought-After Location: Prime position in the popular village of Sprotbrough.
- Direct Park Access: Rear garden backs directly onto a recreational playpark.
- Modern High-Gloss Kitchen with Quartz Worktops, Sleek handleless units, integrated double oven/microwave, and herringbone flooring.
- Spacious Reception Rooms: Bright lounge featuring a bay window, complemented by a separate dining room
- Contemporary Shower Room: Fully tiled bathroom with modern vanity storage, walk-in shower, and heated towel rail.
- Generous Exterior: Large paved patio area, lawn, built-in wooden gazebo, attached double garage, and spacious driveway.

Viewing

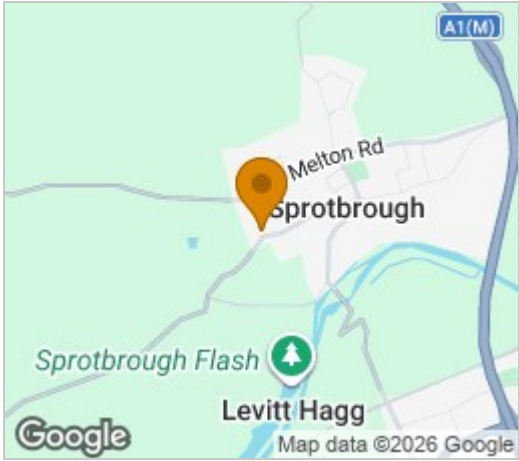
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



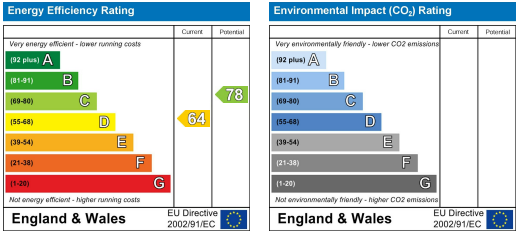
Floor Plan



Area Map



Energy Efficiency Graph



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