



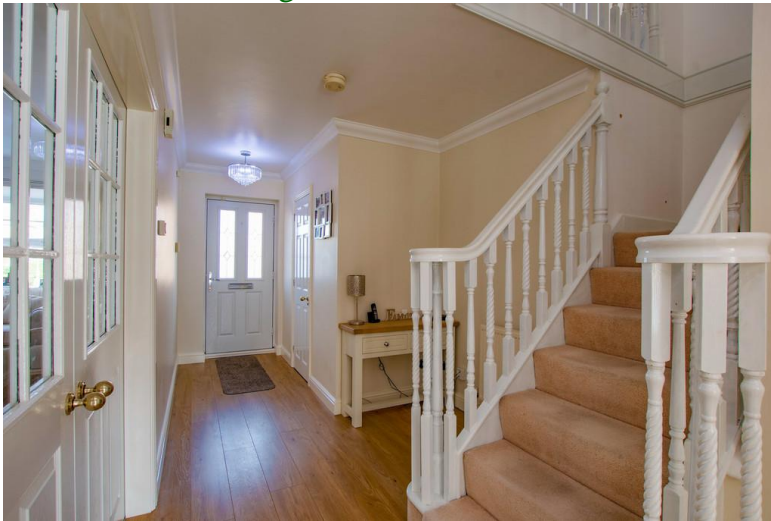
**23 ROE CROFT CLOSE, SPROTBOUGH,
DONCASTER, SOUTH YORKSHIRE, DN5 7QB**

- Generous proportions
- Private garden with paved patio
- Parking for 3 cars and integral dble garage with electric door
- Cul-de-sac position on popular development
- Formal lounge and spacious dining room
- Ensuites to master and bedroom 2
- Bedroom 5/study
- Accessible to local eateries, bus routes & reputable schools
- Close to motorway networks
- Popular village location

ASKING PRICE OF: £450,000



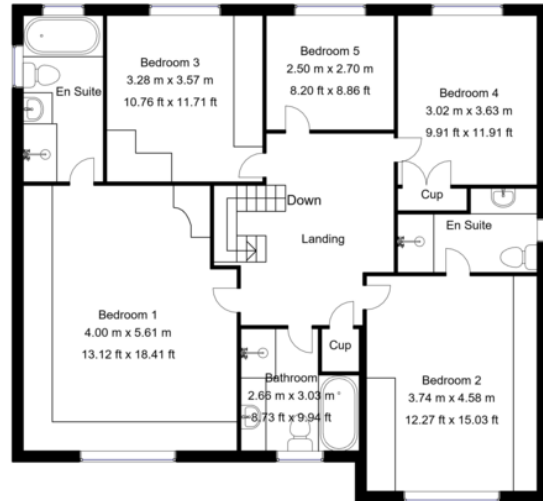
A stunning 5 bedroom detached family home occupying a cul-de-sac position within the desirable village of Sprotbrough. Lying within easy reach of the A1 motorway links, reputable schools, local wine bar, cafes and convenience stores, this property must be viewed. Comprises: hall, cloaks/wc, inviting lounge with bay to front, generous dining room, modern open plan kitchen featuring high shine units and a host of appliances and French doors to garden, utility. First floor; sizeable main bedroom with fitted wardrobes and ensuite, bedroom 2 with wadrobes and ensuite, 3 further bedrooms and 4 piece family bathroom. Outside there is parking for 3 cars, integral double garage and attractive private garden to rear with blackpaved area and laid to lawn enclosed garden.



Ground Floor
109 sq.m/1168.47 sq.ft
Approx.



First Floor
107 sq.m/1150.39 sq.ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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