



**13 Chestnut Grove , DN5 7RW**  
**£365,000 OffersInRegionOf**  
**Tenure Freehold**

- **Magnificent, Private Enclosed Garden**
- **Corner Plot**
- **Utility Room**
- **Rare Opportunity**
- **Sprotbrough Village**
- **Situated in a quiet cul-de-sac**
- **Extended**
- **Vacant Possession**
- **Double Garage**

Welcome to this captivating four bedroom property boasting a generous 148 square meters of living space and nestled into the corner of a prestigious and private cul-de-sac in the heart of Sprotbrough Village. Having been extended, the ground floor is designed with modern living in mind offering a large open plan living room with inviting fireplace, a separate dining room and well equipped kitchen. There is also a sizeable utility room off the kitchen. The potential and possibilities to transform this slightly dated property into a stunning family home are endless and it is easy to envisage just what an amazing 'forever home' the property could become. Ascend to the tranquillity of the first floor where you'll find four sizable bedrooms, a family bathroom and a separate WC. Although the WC and bathroom are currently separate they could easily be incorporated to become one large bathroom. Externally the property boasts two garages and a magnificently private rear garden that is meticulously groomed into a tranquil and relaxing space. Nestled in a vibrant neighborhood, this house offers the best of both worlds - the tranquillity of nearby rural attractions and the buzz of the popular village amenities including family eateries and bars. The property is only a stonethrow away from the reputable Copley school and Apple Tree nursery it couldn't be better placed for families.



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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