



8 Chestnut Grove, DN5 7RW
£425,000 Offers In Region Of
Tenure Freehold

- Walk in wardrobe
- Extended
- Utility Room
- Integral garage
- En Suite
- Log burner
- Downstairs WC
- Situated in a quiet cul-de-sac

Experience an effortless fusion of luxury and comfort in this elegantly designed 170 square meter family home. Bursting with endless lifestyle options, the main level boasts a practical layout originating from the generous and opulent entrance hall. From the hallway there is access into the downstairs WC as well as the sizeable office space, perfect for home workers. The traditional lounge with bay window is adorned with a cozy feature fireplace. Extended in recent years by the current owners, the rear of the property is where the wow factor begins. Transformed into a wonderful open plan family living area the contemporary kitchen, dining area and snug with log burner effortlessly blend into each other whilst retaining the character of the original house excellently. The outside space also feels like it can be brought in whenever suits, to create that all important outside in vibe. There is also a useful utility area off the main kitchen which in turn gives integral access to the garage.

Upstairs, find tranquility in one of the four gloriously lit bedrooms, each designed for comfort and relaxation. The master bedroom suite is significant in size and enjoys a large en-suite with spa bath and shower enclosure. The master bedroom also boasts its own walk-in wardrobe. Storage is also a breeze in the second bedroom with built in wardrobes, and there are a further two good sized bedrooms that are equally well presented. The family bathroom is fully tiled with large walk-in shower and vanity sink unit.

Externally the rear garden has been meticulously landscaped to include various private seating areas and a low maintenance artificial lawn that contrasts perfectly with the wooden cladding of the extension.

Located within the heart of a vibrant and family-friendly community, the lure of the outdoors is irresistible with the picturesque Sprotbrough Flash Park just a stone's throw away. Further enhancing the property's appeal is the proximity to the reputable Sprotbrough Copley Junior School and Apple Tree Day Nursery for families with children as well as an array of other village amenities.



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	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	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC