



31 Clifton Drive, DN5 7NL

£355,000 Offers Invited

Tenure Freehold

- **Boiler Serviced Annually**
- **Contemporary Kitchen and Bathroom**
- **Blocked Paved Driveway for Three Vehicles**
- **New Kardean Flooring and Lime Waxed Pine Skirting**

Revel in the expansive 122 sqm of this two-storey wonder that blends modern comfort with a cosy, timeless ambiance in the desirable village of Sprotbrough. This dynamic dwelling features four sumptuous sized bedroom, an open plan lounge and dining room with exceptional views of Cusworth Hall, a family bathroom, downstairs water closet and laundry room. On the ground floor, prepare gourmet meals in a delightfully spacious kitchen, fully equipped with a stove for your culinary adventures. The ground floor layout also incorporates a well proportioned living room and dining area with ample space for relaxation leading out to the beautiful courtyard with its stunning vistas towards Cusworth Hall and Country Park. There is also a fourth bedroom which could also be utilised as a second lounge, office, or nursery along with a convenient laundry room, and a standalone water closet, perfect as it is, however also offering the opportunity to create an annexe to the main dwelling.

The journey upstairs unveils three additional bedrooms, which offer again the versatility for work-from-home offices, a nursery, or relaxing guest spaces. Awaiting in this delightful upstairs retreat is a well-appointed bathroom, thoughtfully furnished with a bath providing a private spa-like experience and the perfect place to unwind. This property offers a seamless blend of functionality and elegance ideal for those demanding sophisticated yet relaxing living.

Externally to the rear, the property boasts endless picture-perfect views towards Cusworth Country Park and the surrounding fields providing this property with a semi-rural feel. The private and secure low maintenance garden offers the perfect indoor / outdoor living space, connected by its' French patio doors leading to the court-yarded garden, perfect for entertaining and "al fresco" dining. To the front the property offers off road parking for three large vehicles on its tasteful, low maintenance driveway. The front also offers semi-rural views from the master bedroom.

With the perfect blend of elegance and functionality, this property ensures a homely living experience. The property is ideally located near a range of all the village modern amenities plus desirable attractions including the "Boat Inn", "Sprotbrough Country Club", accessible "Trans Pennine Trail", and the



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	81
(69-80) C	70
(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