Welcome Homes

20 Roe Croft Close, DN5 7QB

£675,000 OffersInRegionOf
Tenure Freehold

- **STUNNING OPEN PLAN KITCHEN**
- **LUXURIOUS MASTER SUITE**
- **VERSATILE FAMILY HUB**
- **FIVE BEAUTIFUL BEDROOMS**
- **DESIGNER FAMILY BATHROOM WITH TV**
- **SOUTH FACING GARDEN**

Welcome to 20 Roe Croft Close—an exceptional executive home where timeless design meets modern living, all nestled within the historic charm of Sprotbrough. Built in 1998, this property was thoughtfully extended in 2014 and meticulously renovated to create a luxurious family retreat designed for both comfort and connection. Situated in a quiet, coveted cul-de-sac, this home offers privacy, space, and a lifestyle of ease.

From the moment you step into the entrance hall, warmed by high-end Amtico flooring, the tone is set: this is a home that's been carefully curated, not just constructed.
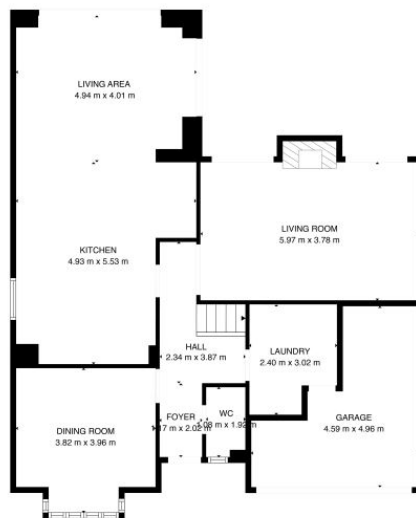
A Kitchen That's the Beating Heart of the Home

At the rear of the property, a breathtaking open-plan kitchen and family hub spills out to the south-facing garden through twin sets of high-spec bi-fold doors. Reimagined in 2014 to bring people together, this space is where daily life unfolds and memories are made.

The kitchen itself is both statement and sanctuary—an expansive island sits at its centre, fitted with a sleek induction hob and ducted extractor, inviting family chats over breakfast and guests gathering with wine in hand. Twin pyrolytic ovens, a matching combination microwave and steamer, filtered hot water tap and integrated dishwasher make entertaining effortless. Statement lighting from a suspended ceiling bathes the space in warmth, while underfloor heating brings quiet comfort beneath your feet.

Two skylights flood the room with light by day, while remote-controlled motorised blinds offer elegance and ease when evening draws in.

"This room has been our everything—kitchen, lounge, cinema room and party space," the vendor shares. "It's where we've laughed, cooked, hosted and made memories."

Entertain, Relax, and Reconnect

LIVING AREA
4.94 m x 4.01 m

LIVING ROOM
5.97 m x 3.78 m

KITCHEN
4.93 m x 5.53 m

HALL
2.34 m x 3.87 m

LAUNDRY
2.40 m x 3.02 m

FOYER

WC

GARAGE
4.59 m x 4.96 m

DINING ROOM
3.82 m x 3.96 m

TOTAL: 193 m2
GROUND FLOOR: 100 m2, FIRST FLOOR: 93 m2
EXCLUDED AREAS: GARAGE: 16 m2, FIREPLACE: 1 m2
FLOOR PLAN CREATED BY WELCOME HOMES. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions		

England & Wales — EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		79
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC