



27 Herbert Road , DN5 9BB

**£125,000 OffersInRegionOf
Tenure Freehold**

- **Soft white shaker-style kitchen units**
- **Master bedroom with two double built-in wardrobes**
- **Low maintenance rear garden / courtyard**
- **Move in ready**
- **Wealth of local amenities within walking distance**

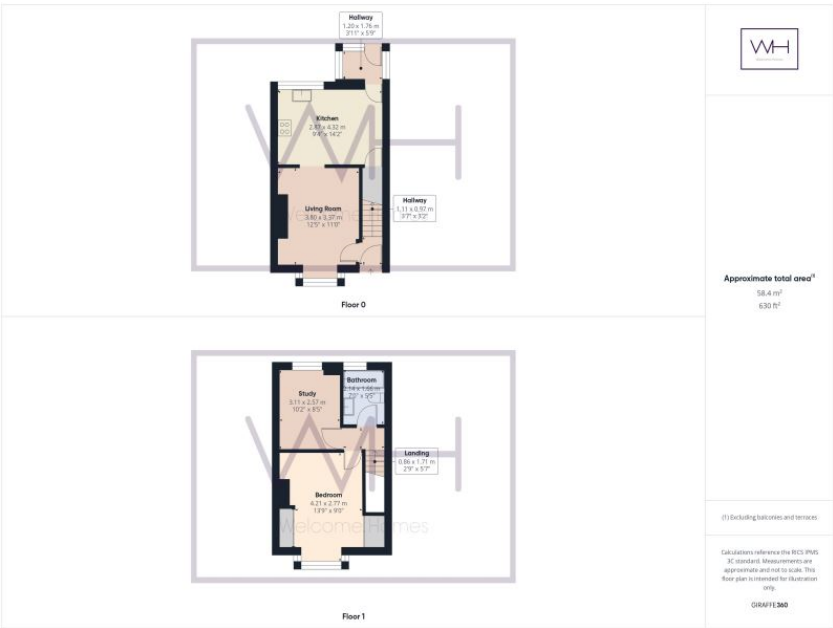
Immaculate Two-Bedroom Home on Herbert Road, Close to Sprotbrough, Cusworth and Scawsby

Tucked in a popular and well-connected location, this beautifully presented two-bedroom home blends timeless design with everyday ease. Ideally positioned near Scawsby, Cusworth and the sought-after village of Sprotbrough, you'll find a wide range of local amenities within easy reach, with a retail park and Morrisons right on the doorstep, and Doncaster city centre just a 20-minute walk or a short five-minute drive away. With excellent rail links offering direct access to London, and local reputable schools and nurseries on the doorstep, this location ticks all the boxes for convenience, community and connectivity.

Inside, the home impresses with its stylish finish and thoughtful layout. Oak-style flooring runs seamlessly through the lounge and into the open-plan kitchen and dining area, where soft white shaker-style units and quality integrated appliances elevate the space. Designed for both function and flair, the kitchen includes an electric hob, stylish extractor, cupboard-mounted oven and microwave, integrated slimline dishwasher, washer and fridge freezer, all neatly arranged to make the most of every inch.

Upstairs, the master bedroom offers a calm and spacious retreat. With sleek spotlights overhead and two separate double built-in wardrobes, there's ample storage without compromising floor space — making it the perfect blank canvas to truly make your own. The second bedroom is a comfortable double, currently used as a home office, but equally well-suited as a guest bedroom, nursery, dressing room or compact home gym, offering flexible living to suit your lifestyle. A modern, neutral bathroom completes the first floor, fitted with a full-size bath and overhead electric shower.

Outside, the rear garden/courtyard is low maintenance and made for relaxing, a peaceful spot to enjoy warm summer evenings and al fresco dining with friends or family.



Environmental Impact (CO ₂) Rating		
	Current	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		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	