



17 Branstone Road, DN5 7QJ
£299,995 OffersInRegionOf
Tenure Freehold

- GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE
- LOW-MAINTENANCE GARDEN
- GREAT FAMILY HOME
- VERSATILE LOFT SPACE
- GARAGE AND DRIVEWAY
- HIGHLY DESIRABLE LOCATION

Spacious 3/4 Bedroom Semi-Detached Family Home in a Prime Sprotbrough Cul-de-Sac

Located in a quiet cul-de-sac in the ever-popular village of Sprotbrough, this extended 3/4 bedroom semi-detached home offers fantastic potential for families seeking space, flexibility, and a highly desirable location. With a detached garage, private driveway, and a generous plot, this home ticks all the right boxes.

Inside, you are welcomed by a bright and spacious open-plan lounge and dining area, featuring a bay window to the front and a charming seated window nook at the rear—creating a lovely, light-filled space perfect for relaxing, entertaining, or enjoying family meals.

The kitchen offers a warm, country-style design, complete with a classic range cooker. It provides ample storage and character, with potential to reconfigure or extend (subject to planning) to suit modern family living.

Upstairs, there are three well-proportioned bedrooms, along with a converted loft room that can serve as a fourth bedroom, home office, or hobby space—ideal for flexible living. The family bathroom is generous in size and ready for modernisation to match your style.

Outside, the home features a private, low-maintenance rear garden—perfect for outdoor dining, safe play, or relaxing without the need for constant upkeep. The detached garage and driveway offer ample off-road parking and storage options.

While some cosmetic updating would enhance the property further, it is move-in ready, offering the chance to settle in and improve over time.

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	
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