



**18 Roe Croft , DN5 7QB**

**£599,950 Offers In Region Of  
Tenure Freehold**

- **5 BEDROOM  
DETACHED STUNNING  
FAMILY HOME**
- **HIGHLY DESIRABLE  
LOCATION**

- SPROTBROUGH  
VILLAGE**
- **UTILITY ROOM**
- **DOWNSTAIRS WC**
- **DOUBLE GARAGE**
- **FULLY EQUIPPED**

Imagine living on Roe Croft in Sprotbrough, in a beautifully presented, executive four-bedroom home designed for modern family life. From the moment you walk in, the light-filled hallway welcomes you with warmth and style, setting the tone for the rest of the home. The lounge, with its feature fire and surround, is perfect for cosy evenings, while the full double doors open into a dining room ideal for family meals, entertaining, or a quiet retreat.

The kitchen is a dream: a classic country-style space with range cooker, integrated dishwasher, breakfast bar, and a generous dining area, complemented by a practical utility. Upstairs, all bedrooms feature built-in wardrobes, with bedrooms one and two also boasting built-in drawers. The master and second bedrooms each have en-suites, while a contemporary family bathroom serves the remaining rooms.

Step outside to your private south-facing garden, perfect for relaxing or entertaining, complete with a wooden garden house for a home office or hobby space. The double garage has an electric door and car charger, with an extensive driveway providing ample parking.

Set in a sought-after cul-de-sac, this home is close to excellent schools, riverside walks, and a vibrant local scene including Ottos Wine Bar, Topsy Tea Rooms & Bistro, and the Boat Inn. Just 3.3 km from Doncaster town centre, it offers the perfect blend of style, comfort, and lifestyle.

Don't miss out—call today to arrange a viewing and see why this exceptional property is the perfect place to call home.

