



**18 Hills close, DN5 7NW**  
**£299,995 OffersInRegionOf**  
**Tenure Freehold**

- Master bedroom with ensuite
- Open Plan Kitchen and lounge with Island
- Short walk to local amenities & excellent schools
- Immaculate Family Home
- Downstairs WC and

## Immaculate Extended 4-Bedroom Family Home – Open Plan Living – Sought-After Sprotbrough

This beautifully presented four-bedroom semi-detached family home has been extended and finished to an exceptional standard, offering stylish and spacious accommodation that is truly ready to move straight into.

To the front of the property is a block-paved driveway providing off-road parking, along with an integral garage, making it ideal for modern family living.

Inside, you are welcomed by a stunning lounge with a feature fireplace, creating a warm and inviting space to relax. The home is tastefully styled throughout, with decorative wall panelling featured in many rooms, adding character and a high-end finish.

The property benefits from open-plan living across the ground floor, creating a fantastic sense of space and flow for both everyday living and entertaining.

At the heart of the home is the impressive kitchen and dining area, featuring a contemporary shaker-style kitchen with a central island, granite worktops, built-in double oven, induction hob, wine cooler, and a traditional pot sink. This beautiful space leads through to a separate utility room and a convenient downstairs WC.

Upstairs, the property offers four well-proportioned bedrooms, ideal for growing families. The principal bedroom benefits from its own stylish bathroom, complete with a freestanding bath, creating a relaxing retreat. The remaining bedrooms are served by a modern family bathroom.

Outside, the property enjoys a beautifully landscaped garden, designed to provide a relaxing outdoor space. The garden also features an attractive pond, creating a peaceful setting and a lovely focal point for the outdoor area.

Presented in immaculate condition throughout, this home truly needs nothing doing – simply move straight in and enjoy. Located in the highly desirable village of Sprotbrough, the property is close to local shops, well-regarded schools, and popular pubs, while also offering excellent access to Doncaster town centre and motorway links. The area is also known for its beautiful countryside walks, including the scenic Sprotbrough Falls.

A stunning, stylish family home in a fantastic village location – early viewing is highly recommended.

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
<b>England &amp; Wales</b>	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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