



4 Wordsworth Drive, DN5 8ET
£240,000 Offers In Region Of
Tenure Freehold

- Master bedroom with ensuite
- Perfect Family Home
- Great Location
- Loft Conversion
- Conservatory
- 4 Bedrooms

Situated in the popular area of Sprotbrough, this beautifully presented four-bedroom semi-detached home offers spacious and versatile accommodation, perfect for modern family living.

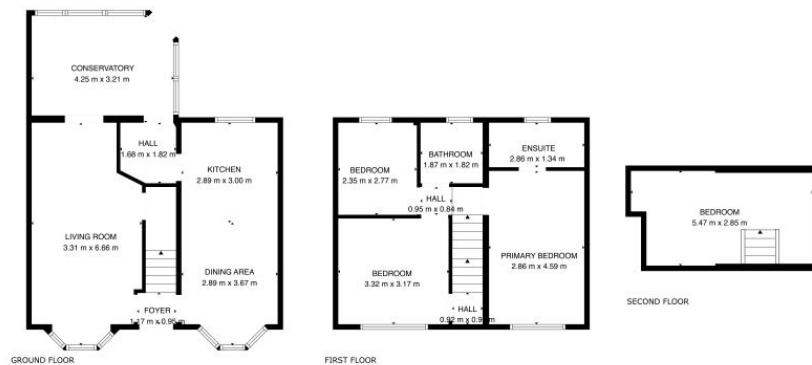
The property immediately impresses with a generous concrete driveway providing off-road parking for several vehicles. Inside, the home is filled with character and natural light, with attractive bay windows to both the lounge and dining room, creating warm and welcoming living spaces.

The kitchen features a practical breakfast bar, ideal for everyday family life and entertaining, while the conservatory provides additional living space overlooking the rear garden.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. A loft conversion adds a fantastic fourth bedroom, offering flexibility for growing families, guests, or those working from home.

Ideally located close to well-regarded schools, local shops, restaurants, and excellent transport links, the property also benefits from nearby scenic walks, including the popular Sprotbrough Falls.

This is a wonderful opportunity to purchase a spacious family home in a highly desirable location. Early viewing is highly recommended.



TOTAL: 114 m²
 GROUND FLOOR: 60 m², FIRST FLOOR: 45 m², SECOND FLOOR: 9 m²
 EXCLUDED AREAS: LOW CEILING: 6 m², WALLS: 10 m²

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	79
(55-68) D	69
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC