



46 Cromwell Drive, DN5 8DF

**£200,000 Offers In Region Of
Tenure Freehold**

- Three Bedrooms
- Freshly Painted
- Driveway parking
- Perfect for first time buyers
- No Chain
- Move In Ready
- New Carpets
- Electronic Vehicle Charging Point

NO ONWARD CHAIN | BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME | BRAND NEW CARPETS & FRESHLY DECORATED THROUGHOUT | SOUGHT-AFTER SPROTBROUGH LOCATION

Offered to the market with no onward chain, this beautifully presented three-bedroom semi-detached home occupies a desirable position on the ever-popular Cromwell Drive, Sprotbrough, DN5. Benefiting from brand new carpets and fresh neutral décor throughout, this immaculately maintained property is ready for its new owners to move straight in and enjoy. Stepping through the front door, you are welcomed into a bright and inviting entrance hallway with useful under-stairs storage. To the front of the property is a spacious living room, flooded with natural light from the large front-facing window and centred around an attractive feature fireplace, creating a warm and comfortable space to relax with family and friends.

To the rear of the home is a generous dining kitchen, fitted with an excellent range of wall and base units, ample worktop space and plenty of room for a family dining table, making it the true heart of the home. French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces and creating the perfect setting for entertaining or enjoying the warmer months.

The first floor offers three well-proportioned bedrooms. The impressive principal bedroom benefits from an extensive range of fitted wardrobes together with a dedicated dressing area, providing exceptional storage and practicality. The second bedroom is a generous double, while the third bedroom is ideal as a child's bedroom, nursery, guest room or home office.

The accommodation is completed by a well-maintained family bathroom, offering a practical and functional space for everyday living.

Externally, the enclosed rear garden provides a wonderful space to enjoy throughout the seasons, featuring both lawn and patio areas, ideal for outdoor dining, entertaining or simply relaxing in a private setting.



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	