



22 Crusader Drive, DN5 7RX

£360,000 GuidePrice

Tenure Freehold

- Master bedroom with ensuite
- Prime Location Near Schools & Shops
- South Facing
- Off Road Parking and Garage
- No Chain
- Move In Ready
- 4 Bedroom Detached Family Home

GUIDE PRICE £360,000 - £370,000

An Exceptional Four Bedroom Detached Family Home | No Onward Chain | South-Facing Garden | Quiet Cul-de-Sac | Sought-After Sprotbrough


Occupying a peaceful position within a quiet cul-de-sac in one of Sprotbrough's most sought-after residential locations, this substantial four bedroom detached family home offers the perfect balance of generous living space, practicality and lifestyle. Offered to the market with the added benefit of no onward chain, this is a wonderful opportunity to secure a forever family home in an area that continues to be one of Doncaster's most desirable places to live.

Extending to approximately 1,221 sq ft (113.3 sq m), the property has been thoughtfully designed with family living in mind. A welcoming entrance hallway leads through to a spacious bay-fronted living room, flooded with natural light and providing the perfect place to relax and unwind. To the rear, the separate dining room enjoys French doors opening onto the beautiful south-facing rear garden, effortlessly blending indoor and outdoor living, making it ideal for entertaining family and friends throughout the year.

The well-appointed kitchen offers an excellent range of fitted wall and base units with generous worktop space and benefits from a comprehensive range of integrated appliances, all of which will be included within the sale. These include an induction hob, double oven, extractor hood, dishwasher, washing machine, tumble dryer, fridge/freezer and an under-counter fridge, allowing the next owners to move straight in and enjoy the home from day one. The kitchen also provides direct access to the rear garden. Completing the ground floor is a convenient cloakroom/WC together with an integral garage, offering excellent storage or potential to create additional living accommodation, subject to the necessary consents.

Upstairs, the spacious principal bedroom benefits from its own private en-suite shower room, creating a peaceful retreat at the end of the day. Three further well-proportioned bedrooms provide versatile accommodation for growing families, guests or those working from home. The rear bedroom and the front bedroom both benefit from fitted wardrobes, providing excellent built-in storage, while the remaining bedrooms are served by a modern family bathroom.

Outside, the property continues to impress with a private driveway leading to the integral garage. To the rear, the enclosed

Environmental Impact (CO ₂) Rating	
	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not environmentally friendly - higher CO₂ emissions</i>	
England & Wales	EU Directive 2002/91/EC 

Energy Efficiency Rating	
	Potential
<i>Very energy efficient - lower running costs</i>	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
England & Wales	EU Directive 2002/91/EC 