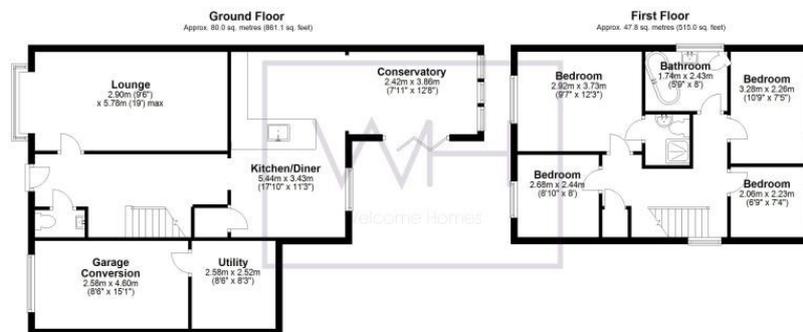




**35 St Chads Way, DN5 7LF**  
**£406,700 Offers Invited**  
**Tenure Freehold**

- Garage Conversion
- En Suite
- Brand new fitted kitchen
- Fully Renovated to a High Specification
- Magnificent, Private Enclosed Garden
- Situated in a quiet cul-de-sac
- Desirable Location
- Short walk to local

This fabulous 4/5 bedroom detached property nestled into a quiet cul-de sac has just undergone a significant renovation to create a stunning family home in the heart of Sprotbrough. The property has a beautiful brand new fitted kitchen complete with state of the art integrated NEFF appliances, dishwasher, fridge freezer and warming drawer. The conservatory roof has been replaced to make a further reception room that has new bi-fold doors leading out to the decked patio and large private garden. The property also boasts a utility room and a converted garage that has added a fifth double bedroom. The contemporary lounge has a built in media wall and stylish herringbone flooring creating a perfect family space. As part of the recent renovation the current vendors have replaced all the ground floor door and windows and have also upgraded the electrics. Upstairs there are four good sized bedrooms with the master having a stylish en suite shower room. The family bathroom is a show stopper with a raised free standing bath and perfectly complementary tiling. Externally the property has a large rear garden that backs onto tranquil woodland making it the perfect space for families and/or entertaining. This much sought after location has easy access onto the trans pennine trail and is only a short walk from outstanding local eateries and a whole host of amenities in the local village. Viewing is highly recommended to appreciate the accommodation on offer, call Welcome Homes to book a viewing



Total area: approx. 127.8 sq. metres (1376.2 sq. feet)  
Floor plans are intended as a visual representation of the layout of the property. All measurements are approximate and should not be relied upon for furniture or flooring measurements. Plans produced using PlanIt.

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	77
(39-54) E	65
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC