



**53 STONECROSS DRIVE, DN5 7QH**  
**£365,000 OffersInRegionOf**  
**Tenure Freehold**

- Garden Offering Privacy
- No Chain
- Rare Opportunity
- Large Plot
- Sprotbrough Village
- Beautiful Views
- New Shower Room and Second Toilet
- Huge Potential
- Built on Three

If you could hand pick a plot in Sprotbrough this one would be up there! With sprawling views over the surrounding fields and the perfect blend of nature and convenience, this two, potentially three, bedroom detached bungalow has bags of potential. Occupying a corner plot at the very end of Stonecross Drive, the property has an impressive frontage with integral garage (with inspection pit) and immaculate front garden.

As you enter the property there is a contemporary entrance hall with acupanel walls that are instantly striking and new carpet. The space is light and inviting and leads to the large lounge diner to the left and kitchen ahead. The lounge has a fabulous bay window and feature fireplace with gas fire and although it would benefit from some cosmetic updating it is in keeping with the character of the bungalow. There is a dining space off the lounge that overlooks the sunroom and leads to the open plan kitchen diner. The kitchen is fitted with quality wall and base units with wooden door/drawer fronts and integrated fridge, washing machine, hob and oven.

Originally designed as a three bedroom bungalow, there is ample space in one of the dining areas to create another good sized bedroom whilst still maintaining substantial living accommodation. The sunroom across the rear of the property enjoys a stunning outlook over the garden and the surrounding fields and tranquil views. The bedrooms are both double rooms with the master having built in wardrobes and a plush new carpet. The family shower room is newly fitted with a contemporary white suite, black fittings, a walk in shower and marble effect wall panels throughout. The additional toilet is also newly fitted and has white wall panels. The bungalow has the benefit of gas fired central heating which has been regularly serviced.

The location is second to none with easy access to modern facilities and commuter routes for all types of buyer, as well as having the huge advantage of countryside and attractions on your doorstep. The massive potential of this property as well as its outlook and already impressive presentation lend itself to families and/or those looking for accessibility or downsizing.



| 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                                   | 83                      |
| (69-80) C                                   |                         |
| (55-68) D                                   | 69                      |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |