



2 Mayfield Road, DN5 8AX

**£230,000 Offers In Region Of
Tenure Freehold**

- IDEAL FOR FIRST TIME BUYERS
- THREE BEDROOM SEMI DETACHED HOME
- STUNNING BATHROOM
- CLOSE TO DONASTER CENTRE
- MOVE IN READY
- GAMES ROOM & BAR

Beautiful Three-Bedroom Family Home in Sprotbrough with Fantastic Garden Room & Bar

Welcome Homes are pleased to bring to the market this lovely three-bedroom semi-detached home in Sprotbrough. From the moment you step inside, you can see how well this home has been looked after. It's bright, beautifully presented and has a really nice flow to the downstairs space, but what makes it stand out is just how much you get, particularly the fantastic family room and bar in the garden.

The living room is a great size, with a large bay window flooding the room with natural light. There's plenty of space for the whole family to relax, while the feature fireplace gives the room a lovely focal point.

To the rear, the kitchen and dining area work really well together. The kitchen has plenty of storage and worktop space, with room alongside for a dining table, making it a great everyday family space.

This then leads into the conservatory, which is another really useful addition to the house. It's currently used partly as a utility area, with doors opening straight out towards the garden.

Upstairs there are three bedrooms. The main bedroom is particularly spacious, with another good-sized double bedroom alongside it and a third bedroom that would work perfectly as a child's bedroom, nursery or home office.

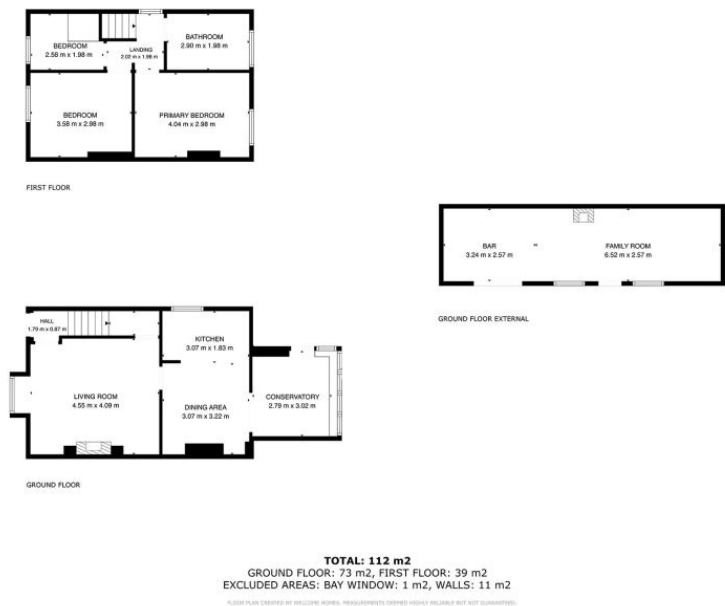
The bathroom is one of my favourite rooms in the house. Finished with traditional white metro tiles, it has a gorgeous freestanding bath as well as a separate shower – stylish, but still really practical for family life.

Outside, there is plenty of off-road parking along with a detached garage.

And then there's the garden room...

This is such a brilliant addition to the property. Currently set up as a family room and bar, it gives you a completely separate space away from the main house. It would be perfect for entertaining, watching the football, family nights, a games room, home gym or even somewhere to work from home.

Situated in the popular area of Sprotbrough, this is a home that offers much more space than you might expect from the outside. It's been really well cared for, it's ready to move into and has some fantastic extras that you simply don't get with every three-bedroom semi.



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