



17 Chiltern Crescent, DN5 7PE

£280,000 GuidePrice

Tenure Freehold

- **Sprotbrough Village**
- **Immaculate Family Home**
- **Three-bedroom semi-detached**
- **Move In Ready**
- **Field Views**
- **Conservatory**
- **Double Driveway**

Guide Price £280,000 - £290,000

17 Chiltern Crescent, Sprotbrough Village

A gorgeous three-bedroom home in the heart of Sprotbrough Village, beautifully presented throughout, with extended living space, a generous garden and the most wonderful open field views to the rear.

Welcome Homes are delighted to bring to the market this fabulous home on Chiltern Crescent, tucked away in one of Doncaster’s most sought-after villages.

There is so much to love about this house. It has been beautifully looked after, the décor is stylish without being overdone, the downstairs space is far bigger than you would first expect and then you reach the back of the house and see the view. Open fields, countryside and no houses immediately behind.

Step inside and the entrance hall gives you an instant feel for the home. The deep green panelling, tiled floor and neutral décor work beautifully together and set the tone for the rest of the property.

The living room is a gorgeous room. Light, comfortable and beautifully presented, with a feature fireplace, statement chimney breast and plenty of space for the whole family to relax. It feels homely and inviting, but still really smart.

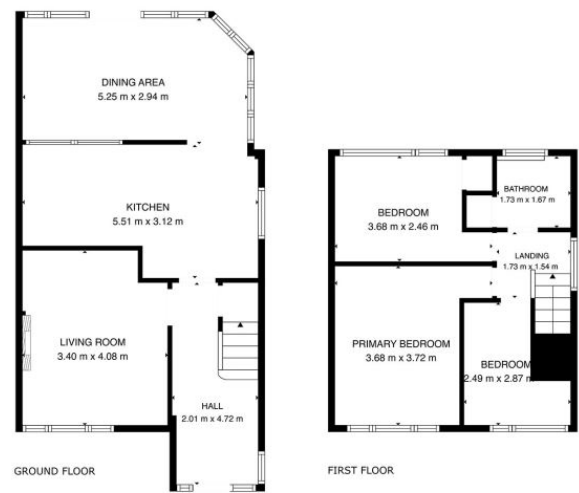
Continue through and you come to a fantastic kitchen. There is plenty of storage and worktop space, shaker-style cabinetry, a range-style cooker and a lovely mix of modern finishes with a slightly more traditional feel that suits the house perfectly.

And then you reach the rear of the property.

The extended dining and family room is an absolute winner and completely changes the way this house lives. It is a brilliant size, with room for a large dining table as well as a sofa, reading area or home-working space. With windows wrapping around the room and doors opening onto the garden, it is flooded with natural light.

But it is the outlook that really makes it.

From here you look straight across the garden and onto the open fields behind. Whether you are having breakfast, working from home or sitting down for dinner, that countryside view is right there. It gives the house a lovely feeling of space and is something you simply cannot add to a property later.



TOTAL: 89 m2
GROUND FLOOR: 54 m2, FIRST FLOOR: 35 m2
EXCLUDED AREAS: WALLS: 7 m2

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	69	80
(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	