



**32 Melton Road, DN5 7PX**  
**£287,500 Offers In Region Of**  
**Tenure Freehold**

- En Suite
- Perfect Family Home
- Short Walk to School and Local Amenities
- Downstairs WC
- Surrounded by a wealth of local amenities
- Desirable Location
- Integral garage
- Extended

Welcome Homes are proud to present this delightful four bedroom detached house, located within the hugely popular area of Sprotbrough, this property really does offer the perfect family living space in an enviable location although in need of some updating and modernisation. Upon entering the property, there is a welcoming lobby that leads into the open plan lounge and dining room offering plenty of space for a large table and chairs for seating, dining and entertaining. Double doors allow direct access from the lounge to the rear garden. From the dining area is the spacious entertaining kitchen which comes fully equipped with all necessary appliances and a breakfast bar, perfect for busy family life. You will also find the downstairs toilet and garage is accessed from the kitchen as-well as direct access to the rear private enclosed garden.

Up to the first floor, there are four spacious bedrooms, the master with an en-suite and the main family bathroom which is tastefully decorated with shower, toilet and soft touch two drawer vanity unit. All rooms have large windows, allowing an abundance of natural light into the home, making the home bright and inviting.

This idyllic home comprises private off-street parking with a driveway and single garage. The rear garden is completely enclosed, providing privacy and security for those with young children or pets. There is also plenty of space for an outdoor table and chair set, with the garden itself being spacious and well-maintained.

