



**36 Westmorland Way, DN5 7PW**

**£235,000 Offers In Excess Of  
Tenure Freehold**

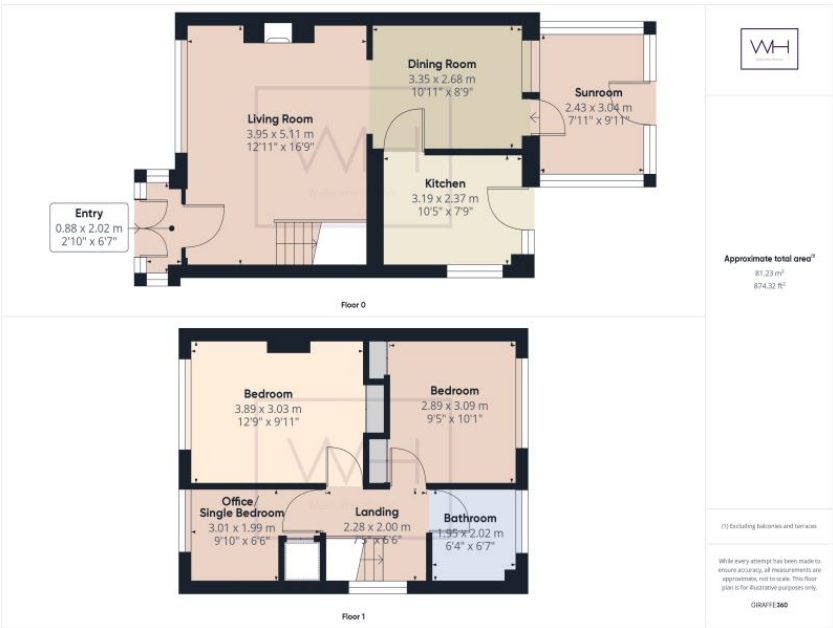
- Contemporary Throughout
- New Wren Kitchen
- Short Walk to School and Local Amenities
- Perfect Family Home
- Beautiful Private Enclosed Garden
- GARAGE
- HIGHLY DESIRABLE LOCATION
- SPROTBROUGH

Welcome to this charming 81.0 square meter, two-storey home, carefully designed to enhance comfortable and stylish living. This beautifully presented property is homely yet contemporary throughout and requires no further renovation from buyers. Located in a prime and desirable position the property is within walking distance to the heart of Sprotbrough Village with its local schools and amenities, making it an ideal family home.

On the ground floor, you are greeted with ample spaces comprising a newly installed, well-equipped stylish WREN kitchen with integrated fridge and freezer, gas hob and electric oven. To the ground floor, there is also a sun-filled sunroom radiating cosiness, an elegant dining room, and an inviting living room boasting a beautiful fireplace.

The open plan staircase leads you to the first floor, housing three good sized bedrooms, each armed for versatility, and a pristine three-piece bathroom suite complete with a bath, the perfect retreat for soaking after a busy day at work.

Externally the property has plenty of off-road parking, a stand alone garage with electric and roller door and a private and secure rear garden and patio area, perfect for al-fresco dining! This property portrays a perfect blend of comfort, functionality, and style, shaping the ideal atmosphere for quality living in the heart of Sprotbrough. We don't expect this lovely family home to be on the market for long, so enquire today to arrange your viewing on 01302 391302.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	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		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		88
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	