



**20 BIRCH CLOSE, SPROT BROUGH, DONCASTER, DN5  
7JY**

- Well presented 4 bedroom end town house
- Adjacent storage garage with driveway in front
- Cloaks/wc and separate utility
- Lounge/dining room
- Kitchen/breakfast room
- Fitted wardrobes to bedroom 2
- Master bedroom with dressing area and ensuite
- Part walled garden with lawn and patio, side gate to driveway
- Sought after modern estate within popular village

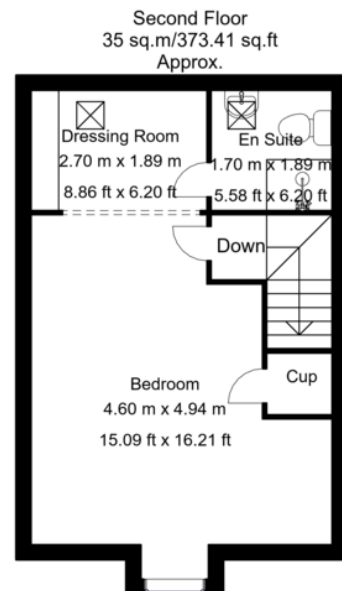
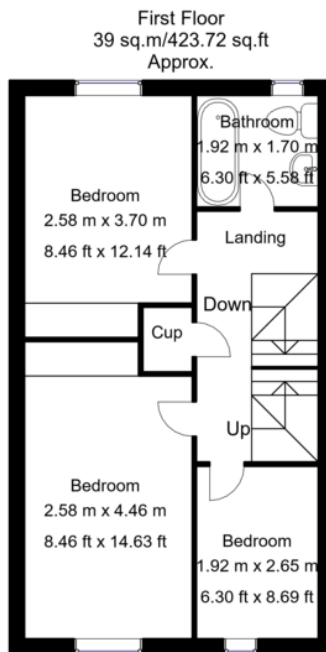
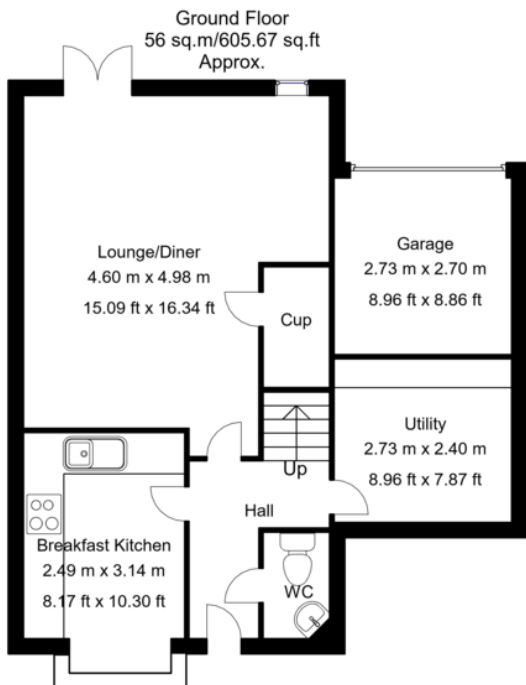
**NO ONWARD CHAIN**

**OFFERS IN REGION OF: £270,000**



**NO ONWARD CHAIN. A well presented 4 bedroom end town house located on this ever popular estate within the sought after village of Sprotbrough. Lying within easy reach of local amenities including bus routes, wine bar, convenience store and deli as well as reputable schools closeby. Accommodation is arranged over 3 floors: cloaks/wc, kitchen/breakfast room with space for table, useful utility with space for white goods, lounge/dining room with French doors to rear garden, three bedrooms with bathroom to first floor, master suite to 2nd floor with built in wardrobes, dressing area and ensuite shower room. Outside there is an adjacent storage garage with parking in front, side gate leads to part walled garden with patio and lawn.**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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