



£250,000 Offers Over

Gleneagles Rise, Swinton, Mexborough

Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



[www.uflit.co.uk](http://www.uflit.co.uk)



# Step Inside

---

## Key Features

- Stunning Four Bedroom Significantly Extended Family Home
- Beautifully Appointed Throughout
- Extended Breakfast Kitchen with Separate Utility & Shower Room
- Open Plan Lounge/ Diner
- Large Conservatory
- Modern Family Bathroom
- Driveway Providing Ample Off-Road Parking
- Stunning Landscaped Enclosed Gardens
- Highly Desirable Location
- VIEWING ESSENTIAL!

## Property Description

BEAUTIFULLY PRESENTED, IT WILL OPEN YOUR EYES...HAVING BEEN SIGNIFICANTLY EXTENDED ON GLENEAGLES RISE...!

Uflit are highly delighted to welcome to the market this fabulous four-bedroom EXTENDED detached property, beautifully appointed throughout.

## Main Particulars

BEAUTIFULLY PRESENTED, IT WILL OPEN YOUR EYES...HAVING BEEN SIGNIFICANTLY EXTENDED ON GLENEAGLES RISE...!

Uflit are highly delighted to welcome to the market this fabulous four-bedroom EXTENDED detached property, beautifully appointed throughout. The property boasts a spacious open plan lounge/ diner benefitting from a large conservatory, extended breakfast kitchen, a separate utility room and a shower room. To the first floor four ample sized bedrooms and a modern family bathroom. The property commands a cul-de-sac position and has curb appeal with a block paved driveway providing off-road parking leading to gently tiered manicured garden. A stunning landscaped wrap around rear garden with a large patio area adds to the desirability of this property. Located in a quiet and highly desirable area of Swinton close to local amenities, excellent transport links and schools. The property benefits from fully fitted blinds. This exceptional property won't wait for you. Don't delay CALL UFLIT TODAY 01709 912730

Tenure: Freehold

### Entrance Cloak Room

Entering through a glazed upvc door with glazed side panels to a cosy cloak room with stunning laminate flooring.

### Entrance hall

An opening invites you to this warm and welcoming hallway where the laminate leads to carpeted stairs with solid oak banister rail to the first-floor accommodation and a glazed panelled doors give access to the lounge.

### Open Plan Lounge/Diner w: 4.7m x l: 3.4m (w: 15' 5" x l: 11' 2")

A spacious beautifully presented open plan living area where the laminate flooring seamlessly flows throughout, a beautiful feature marble fire place catches the eye and a radiator adds warmth. A front facing upvc window allows an abundance of light to flow through to the offset dining area which gives a sense of separation whilst retaining the open plan aspect.

### Dining w: 2.9m x l: 3.1m (w: 9' 6" x l: 10' 2")

The dining area benefits from a further glazed panelled door leading to the kitchen, a radiator adds to the warmth and rear facing patio doors illuminate whilst opening to the conservatory.

### Conservatory w: 2.7m x l: 4.8m (w: 8' 10" x l: 15' 9")

A fabulous addition to the property creating a large reception room with modern tiled flooring, large full length upvc windows to the rear and French doors opening to

the garden.

**Kitchen** w: 4m x l: 3.1m (w: 13' 1" x l: 10' 2")

Featuring a large range of wall and base units with complimentary work surface areas and tiled back panels and a large breakfast bar compliments. Appliances to include a double oven built into a bespoke feature wall, electric hob, extractor fan and an integrated fridge and freezer. Stylish Karndean flooring flows throughout, a rear facing upvc window allows light whilst spot lighting creates the mood and a glazed panelled door allows access to the utility room. Radiator and a front facing upvc glazed door.

**Utility** w: 2.2m x l: 2.1m (w: 7' 3" x l: 6' 11")

A fabulous addition to the property cleverly adopting the extension with a further range of base units housing the washing machine with complimentary work surface areas, a continuation of the Karndean flooring, a front facing upvc window, radiator and a door to the shower room.

**Shower Room** w: 2.2m x l: 0.9m (w: 7' 3" x l: 2' 11")

Complimenting the extension is the shower room comprising of a built-in shower and a low level wc. Fully tiled with feature tiling, decorative cladding to the ceiling, radiator and a rear facing upvc window.

**Landing**

A beautiful landing with modern laminate flooring seamlessly flowing through to the master bedroom, a stunning bespoke solid wood banister with glass balustrade, side facing upvc window and a loft hatch creating additional storage. Doors giving access to three bedrooms, family bathroom and additional storage cupboard.

**Master bedroom** w: 3.1m x l: 3.8m (w: 10' 2" x l: 12' 6")

A double bedroom with a range of modern wardrobes and furniture, a continuation of the laminate flooring, radiator and a front facing upvc window.

**Bedroom 2** w: 3.4m x l: 2.8m (w: 11' 2" x l: 9' 2")

A further double bedroom with a range of fitted wardrobes and furniture, laminate flooring, radiator and a rear facing upvc window.

**Bedroom 3** w: 3.6m x l: 3.1m (w: 11' 10" x l: 10' 2")

A further bedroom adopting the extension with a range of fitted wardrobes, laminate flooring, radiator and a front facing upvc window.

**Bedroom 4** w: 2.5m x l: 2.3m (w: 8' 2" x l: 7' 7")

An ample size fourth bedroom with a range of built-in wardrobes, laminate flooring, radiator and a front facing upvc window.

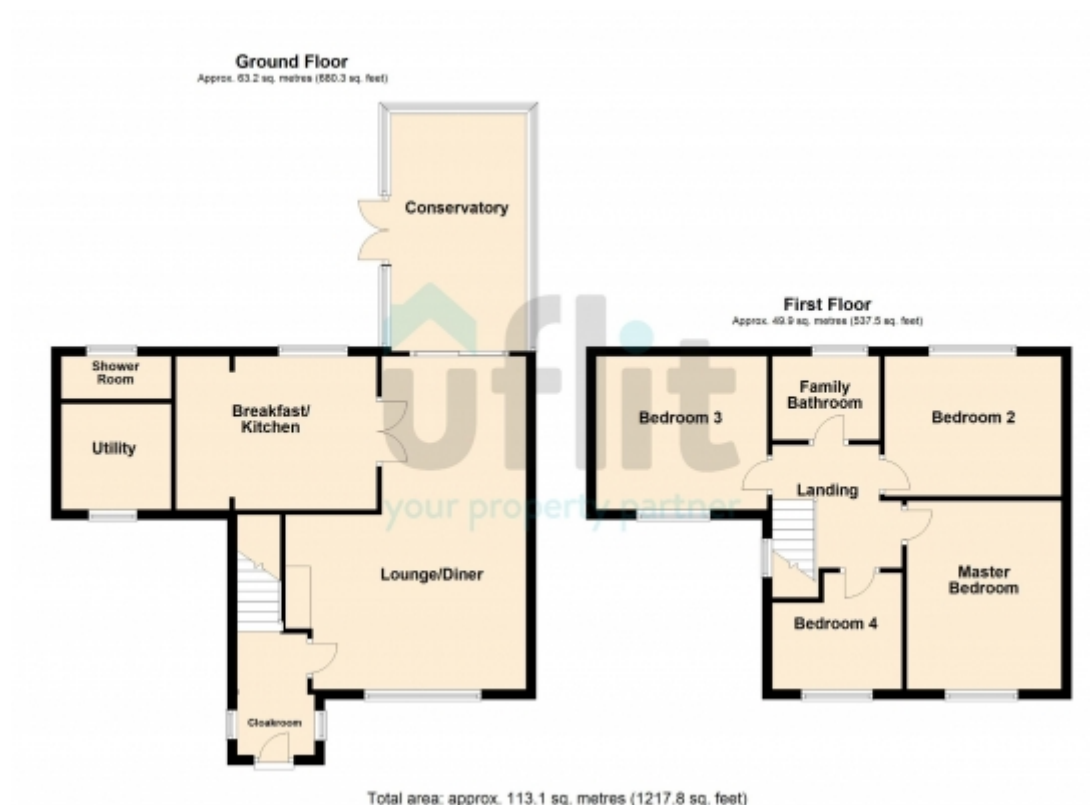
**Family Bathroom** w: 2.2m x l: 1.7m (w: 7' 3" x l: 5' 7")

A beautifully presented bathroom comprising of a panelled bath, low level wc and wash hand basin. Fully tiled walls with feature tiling, contrasting tiled flooring and decorative panelling to the ceiling with spot lighting, heated towel rail and a rear facing upvc window.

**Outside**

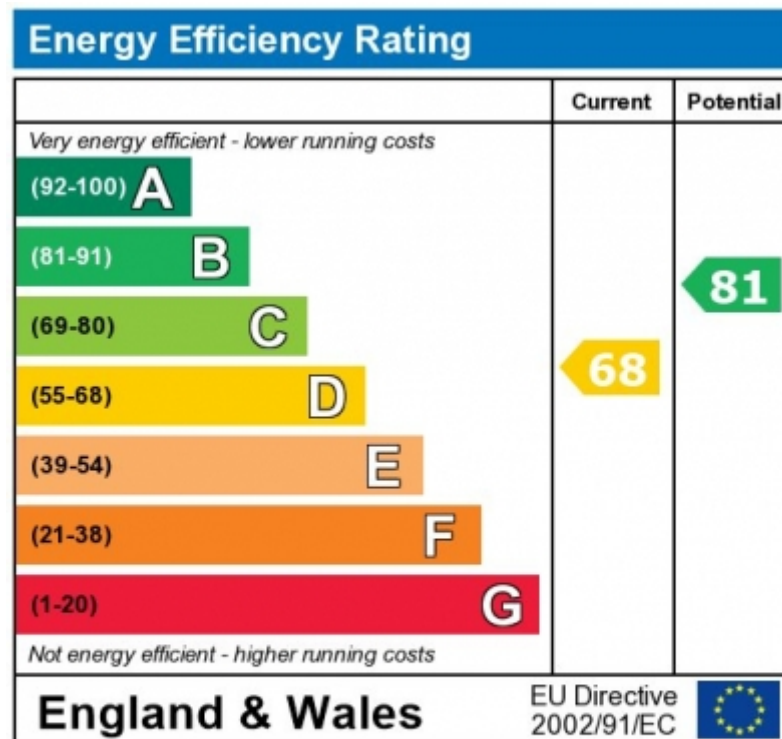
The property really has curb appeal with gently tiered low maintenance gardens with decorative stone and a block paved driveway providing off-road parking, the block paving wraps around the property to form a seating area to the side of the property. To the rear a fabulous landscaped garden awaits, a stunning elevated decked patio with balustrades and mood lighting leads to a fabulous low maintenance Astro turf garden which wraps around the property bordered with bespoke stone chipped borders and manicured shrubs. A delicate water feature catches the eye and if that's not all a fabulous pagoda shelters a hot tub which sits on composite decking (negotiable) to the side further storage and a garden shed. A stunning outdoor entertaining area all privately enclosed.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



[www.uflit.co.uk](http://www.uflit.co.uk)