



£325,000 OIRO

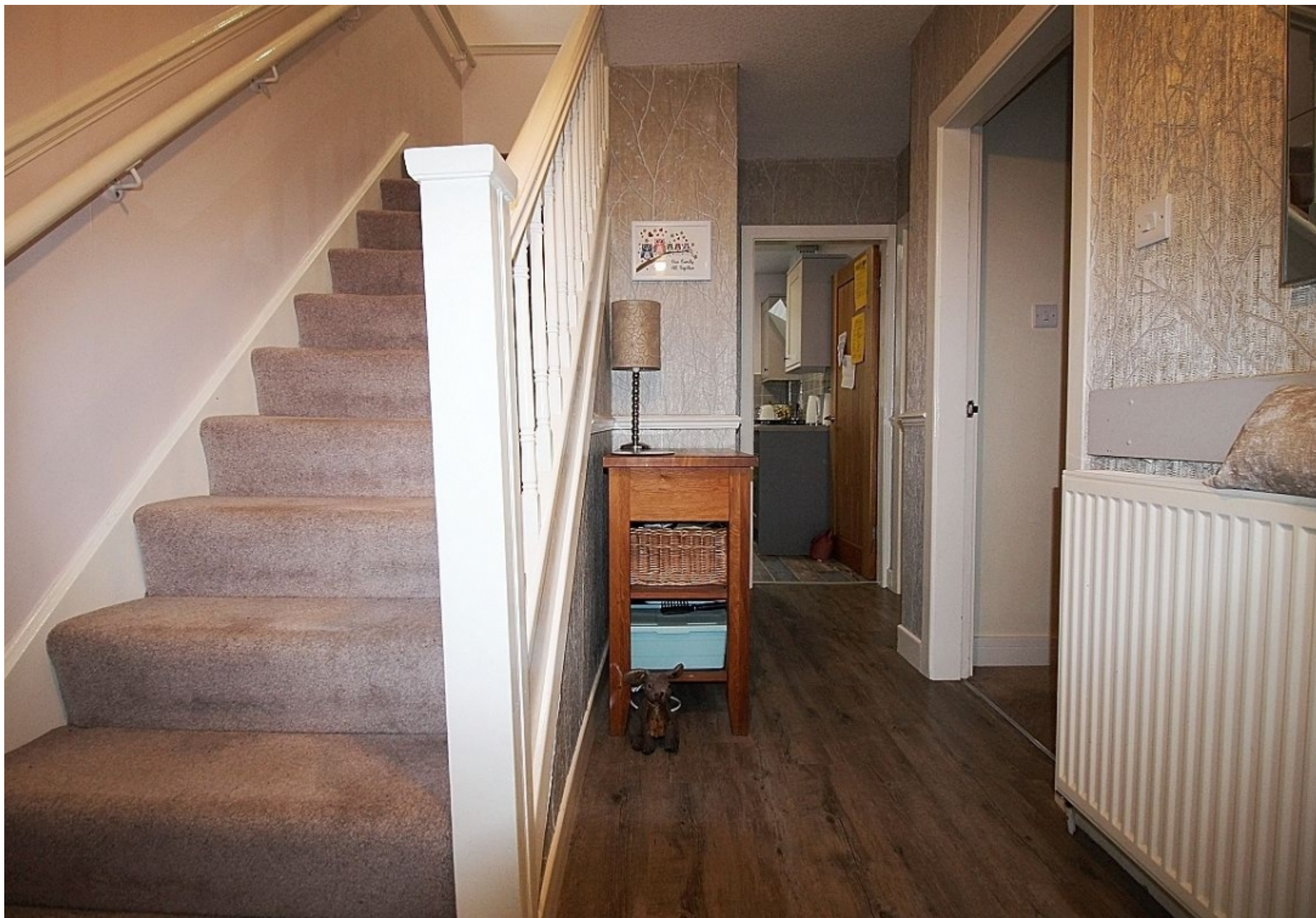
Woodman Drive, Swinton, Mexborough

Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- FABULOUS THREE BEDROOM FAMILY HOME
- Three Bedrooms
- Bay Windowed Lounge & Separate Dining Area
- EXTENSIVE REAR GARDEN
- Off Road Parking & A Large Adjoining Garage
- Modern Fitted Kitchen
- Tasteful and Modern Decor Throughout
- Highly Sought-After Location
- Modern Family Bathroom & Separate WC
- NO ONWARD CHAIN...VIEWING ESSENTIAL...!

Property Description

A FABULOUS PROPERTY FOR YOUR FAMILY TO THRIVE...OFFERING POTENTIAL TO EXTEND ON WOODMAN DRIVE...!

Uflit are more than delighted to welcome to the market this stunning example of a large three bedroomed family home, occupying a substantial corner plot.

Main Particulars

A FABULOUS PROPERTY FOR YOUR FAMILY TO THRIVE...OFFERING POTENTIAL TO EXTEND ON WOODMAN DRIVE...!

Uflit are more than delighted to welcome to the market this stunning example of a large three bedroomed family home, occupying a substantial corner plot and sitting in the heart of the highly desirable vibrant and popular village of Swinton. This area is the place to be with bars, bistros and shops, excellent transport links and schools. In brief a cloakroom leading to the entrance hall, lounge, dining room and a modern kitchen. A large adjoining garage and storage to the side. To the first floor three ample sized bedrooms, a modern family bathroom and a separate wc. To the outside the property benefits from a driveway providing off-road parking with a 7kw electric car charging point and a large adjoining garage. Extensive gardens to the rear offer fabulous outdoor entertaining areas, along with a zip wire for the children. A STUNNING property well worth an internal viewing. THIS PROPERTY WON'T WAIT FOR YOU...Call Uflit today 01709 912730.

Viewings Strictly by appointment only.

Council Tax Band: C

Tenure: Freehold

Cloakroom

Entering through glazed French doors with bespoke skylight allowing an abundance of light to flow through. Exposed brick walls and a glazed solid wood door with side panels opening to the hallway.

Entrance hall

A warm and welcoming hallway with laminate flooring, radiator and solid wood doors giving access to the lounge, dining room and kitchen. Carpeted spindled stairs leading to first floor accommodation.

Lounge w: 3.8m x l: 4.1m (w: 12' 6" x l: 13' 5")

A spacious modern living area with a modern inset gas fire with marble façade and front facing upvc bay window illuminating this entire space. Two radiators add warmth, carpet and a striking feature wall.

Dining w: 3.8m x l: 4.1m (w: 12' 6" x l: 13' 5")

A fabulous reception room with feature wall and bespoke recess, laminate flooring, radiator and French doors giving access to the large garden.

Kitchen w: 2.3m x l: 3.3m (w: 7' 7" x l: 10' 10")

A beautiful modern family kitchen with a range of fitted wall and base units with complimentary work surface areas and tiled back panels, a counter top ceramic sink

adopts the large bay cleverly utilising space. Appliances to include a built-in oven, gas hob and designer extractor fan. Tiled flooring flows throughout this space and an understairs storage cupboard creates a utility area. A solid wood glazed door gives access to the side under covered area which connects to the garage. The undercover area is split by a solid wood glazed door with further glazed solid wood doors to the front and rear of the property, an opening to a storage cupboard and a further door opens to a large garage.

FIRST FLOOR:

Landing

A carpeted spindled staircase creating a parapet to the landing, side facing upvc window and loft hatch creating additional storage. Doors leading to three bedrooms, family bathroom and wc.

Master bedroom w: 3.8m x l: 4.1m (w: 12' 6" x l: 13' 5")

A master bedroom with feature wall, front facing upvc bay window, radiator and carpet.

Bedroom 2 w: 3.5m x l: 3.8m (w: 11' 6" x l: 12' 6")

A further large double bedroom with a range of modern sliding wardrobes, a rear facing upvc window, radiator and carpet.

Bedroom 3 w: 2.1m x l: 2.3m (w: 6' 11" x l: 7' 7")

An ample sized third bedroom with front facing upvc window, radiator, carpeted flooring and recess storage.

Family Bathroom w: 2.4m x l: 1.7m (w: 7' 10" x l: 5' 7")

A fully tiled modern bathroom with feature borders comprising of a p-shaped panelled bath with overhead shower and screen, wash hand basin and heated towel rail. Tiled flooring, built-in storage and a rear facing upvc window.

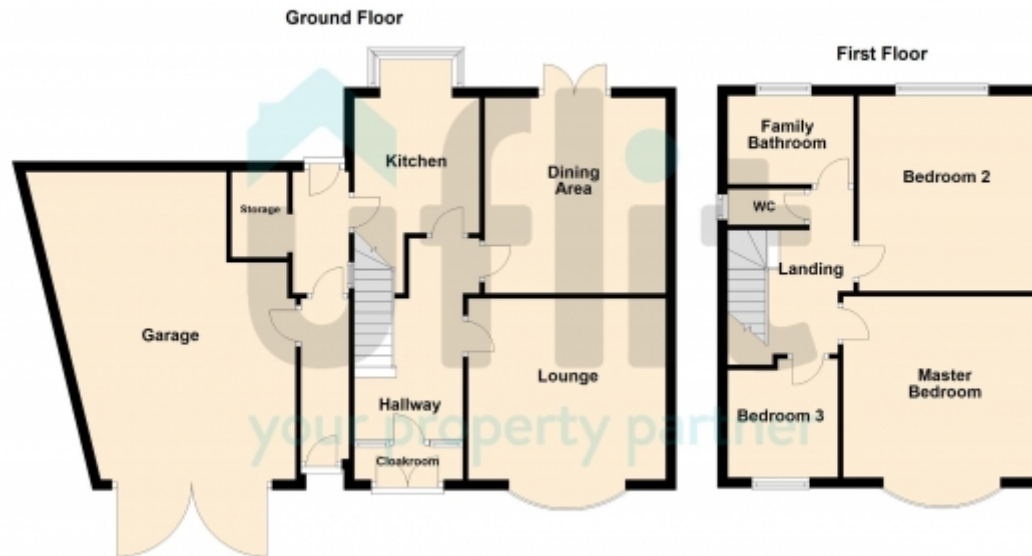
WC w: 1.5m x l: 0.7m (w: 4' 11" x l: 2' 4")

Comprising of a low level wc, tiled flooring and side facing upvc window.

Outside

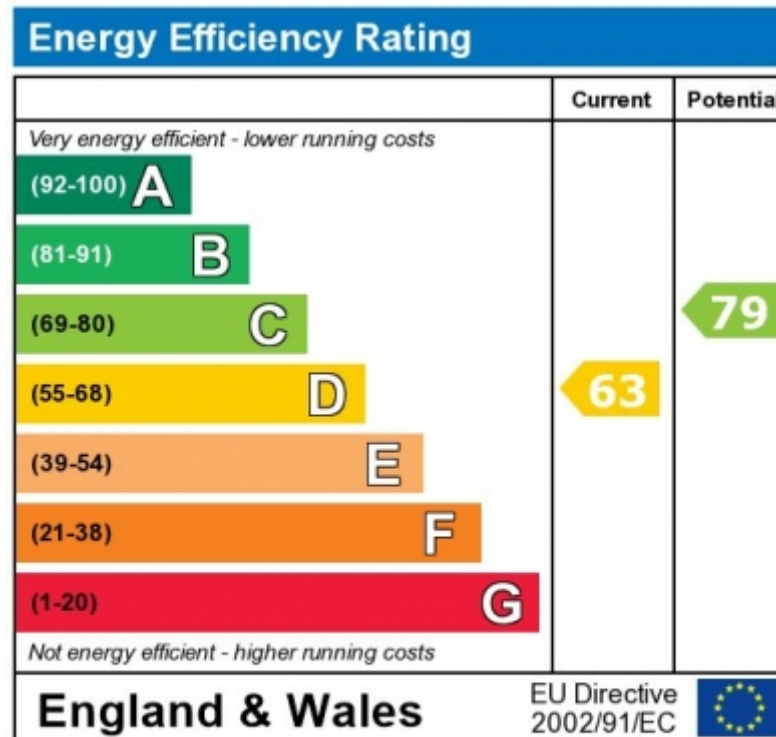
Wow...what can we say if you dream of outdoor living this property is certainly right for you...! A walled frontage with foliage protecting a lawned garden, a driveway offering off-road parking with a 7kw electric car charging point and an adjoining garage. The garden wraps around the property and leads to the rear where you will find a large paved patio area gently tiering down to an extensive lawned garden with a central feature willow and manicured shrubs and trees. With the added attraction of a zip wire for the children. 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



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