



£290,000 Guide Price

Avocet Close, Mexborough

Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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# Step Inside

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## Key Features

- Beautiful Four Bedroom Detached Family Home
- STUNNING SHOWHOME STANDARD FAMILY HOME
- Master Bedroom with Ensuite
- Open Plan Family Living
- Beautiful Enclosed Rear Garden
- Stylish Family Bathroom
- Downstairs WC
- Ample Off Road Parking
- Converted Garage for Additional Living Space
- Cul De Sac Position

## Property Description

## GUIDE PRICE £290,000 TO £300,000##. A STYLISH PROPERTY WITH A TOUCH OF CLASS!

Uflit are more than delighted to welcome to the market this fabulous stylish four bedroom show home standard family home offering spacious and modern living throughout.

## Main Particulars

## GUIDE PRICE £290,000 TO £300,000 ##

A STYLISH PROPERTY WITH A TOUCH OF CLASS!

Uflit are more than delighted to welcome to the market this fabulous stylish four bedroom show home standard family home offering spacious and modern living throughout. Appointed to a very high standard and located on a modern development in Mexborough, within easy reach of local amenities and excellent transport links and schools. In brief, a spacious open plan family room which flows through to the hub of the home. The kitchen diner creating a fabulous entertaining area. Tastefully fitted bi-fold doors opening out on to the garden which in turn allows for further entertaining. A beautifully presented lounge. The converted garage is a fabulous family room. A separate utility area and a beautifully presented downstairs WC. The first floor creates a more peaceful setting with a master bedroom with ensuite, three further bedrooms and a stunning family bathroom. The outside has curb appeal with an attractive decorative open aspect frontage and a driveway providing ample off road parking. To the rear a stunning landscaped enclosed garden with stylish patio areas and low maintenance astro turf gardens with decorative borders and a beautiful summer house, all adds to the attraction and desirability of this property. All this to be found at this beautiful family home. Call Uflit today 01709 912730

Council Tax Band: D

Tenure: Freehold

### Entrance

A delicate canopy invites you through a glazed composite door to a light and warming hallway entrance. Carpeted flooring splits to vinyl to the kitchen area. Carpeted spindled stairs to first floor with understairs storage cleverly utilising space, radiator and doors opening to the downstairs WC, lounge, storage/ utility and additional family room.

**Kitchen/Diner/Family Room** w: 3.1m x l: 0m (w: 10' 2" x l: )

OPEN PLAN LIVING.

Now you get a feel of the open plan aspect with access to the kitchen/ diner/ family room. The hub of this family home is a modern kitchen with a range of wall and base units with complimentary work surface areas, an adjoining breakfast bar and matching upstands. Appliances to include an eye level built in double oven with complimentary microwave, gas hob with glass back panel, extractor fan and fridge/ freezer. Spot lighting and undercounter lighting creates the mood and a radiator adds warmth. The kitchen gives a sense of separation to the dining area whilst retaining the open plan aspect. A light and spacious dining area with beautiful Tri-fold doors opening onto the garden and a radiator adds warmth.

**Utility** w: 3.2m x l: 1.7m (w: 10' 6" x l: 5' 7")

Adopting part of the rear garage conversion with a range of wall and base units, complimentary work surface areas with plumbing for further utilities and vinyl flooring.

**Family Room/ Snug** w: 3.2m x l: 4.1m (w: 10' 6" x l: 13' 5")

A fabulous addition to the property creating a large further reception room with vinyl flooring, spot lighting, radiator and a front facing upvc window.

**Lounge** w: 3.2m x l: 4.4m (w: 10' 6" x l: 14' 5")

A spacious beautifully presented living area with a stunning feature fire place with an attractive ornate log burner, carpeted flooring, radiator and a rear facing upvc window.

**Downstairs WC** w: 1.6m x l: 1.7m (w: 5' 3" x l: 5' 7")

A stunning large downstairs WC, comprising of a low level WC with wall mounted flush, floating wash hand basin, partially tiled walls with feature wall and complimentary vinyl flooring, heated towel rail, spot lighting and a front facing upvc window.

## **FIRST FLOOR:**

### **Landing**

A spindled banister creates a parapet to the landing with carpeted flooring, radiator. Doors giving access to master bedroom, three further bedrooms, family bathroom, double storage cupboard and a loft hatch for further storage.

**Master bedroom** w: 3.2m x l: 4.5m (w: 10' 6" x l: 14' 9")

A spacious modern master bedroom with a range of fitted stylish wardrobes, rear facing upvc window, radiator, carpeted flooring and a door giving access to the ensuite.

**Ensuite** w: 2.4m x l: 2.1m (w: 7' 10" x l: 6' 11")

A beautifully appointed ensuite comprising of a walk in shower, with double shower with complimentary tiled walls, floating wash hand basin and a floating WC, with wall mounted flush and built in bespoke storage above, heated towel rail, spot lighting, side facing upvc window and modern flooring.

**Bedroom 2** w: 3.1m x l: 3.9m (w: 10' 2" x l: 12' 10")

A double bedroom with carpeted flooring, radiator and a rear facing upvc window.

**Bedroom 3** w: 3.2m x l: 3m (w: 10' 6" x l: 9' 10")

A further double bedroom with radiator, carpeted flooring and a front facing window.

**Bedroom 4** w: 3.1m x l: 2m (w: 10' 2" x l: 6' 7")

An ample sized fourth bedroom with carpeted flooring, radiator and a front facing upvc window.

### **Outside**

An attractive open aspect frontage with decorative stone borders. A driveway providing ample off road parking with further guest parking. A paved path leads to side gated access where a stunning landscaped garden awaits. A paved patio adjoins a decked seating area which in turn leads to a low maintenance Astro turf garden with decorative borders all privately enclosed and a beautiful summerhouse with side storage and electrics all creates a fabulous entertaining area for the whole family.



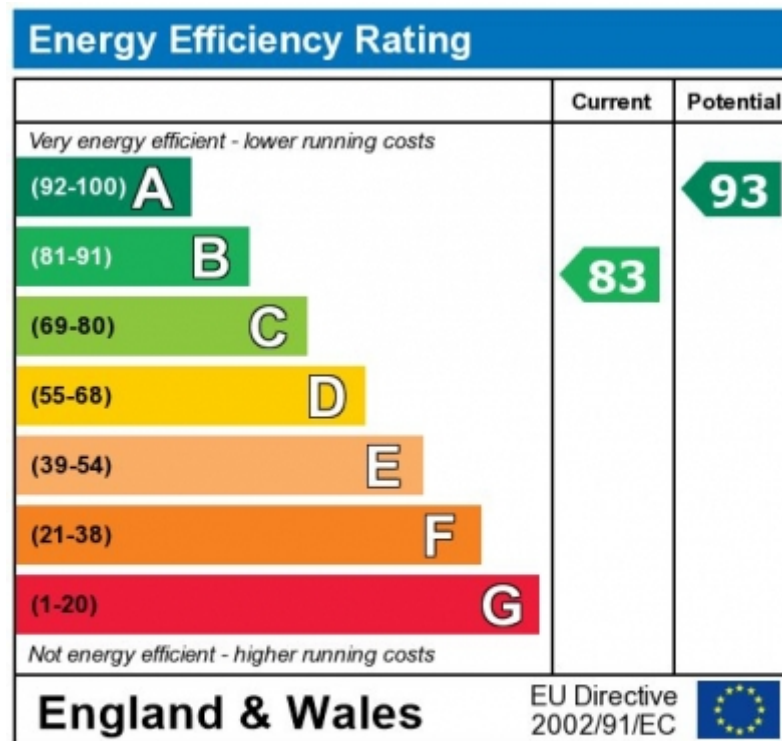




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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

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