



£190,000 OIRO

Fenton Croft, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Spacious Three Bedroom Family Home
- Beautifully Appointed Throughout
- Modern Bathroom
- Landscaped Gardens
- Ample Off-Road Parking
- Desirable Location
- With Additional Woodland Beyond
- DONT DELAYBOOK A VIEWING TODAY!
- Beautiful Open Plan Breakfast Kitchen Diner
- modern living room

## Property Description

A FABULOUS PROPERTY AWAITING YOUR FAMILY & YOU...WITH ELEVATED LANDSCAPED GARDENS WITH YOUR OWN WOODLAND VIEW...!

Uflit are more than delighted to welcome to the market this fabulous property offering MODERN LIVING Throughout, nestled away on a quiet CUL-DE-SAC in Kimberworth.

## Main Particulars

A FABULOUS PROPERTY AWAITING YOUR FAMILY & YOU...WITH ELEVATED LANDSCAPED GARDENS WITH YOUR OWN WOODLAND VIEW...!

Uflit are more than delighted to welcome to the market this fabulous property offering MODERN LIVING Throughout, nestled away on a quiet CUL-DE-SAC in Kimberworth. This property boasts a cloakroom entrance and a stylish modern open plan breakfast kitchen/diner which in turn leads to a beautiful extended living room and a downstairs wc. To the first-floor a landing providing access to three bedrooms and a modern family bathroom. This house has curb appeal with an open aspect frontage and a driveway providing off-road parking. To the rear a well-proportioned private landscaped family garden with bespoke patios admiring your own woodland views, A FANTASTIC FAMILY HOME. Call Uflit to arrange a viewing today 01709 912730.

Council Tax Band: A

Tenure: Leasehold

### Entrance Cloak Room

Entering through a glazed composite door to a cloakroom with laminate flooring seamlessly flowing through to the wc which in turn leads to carpeted stairs to the first-floor accommodation. Radiator, a door opening to the wc and a further glazed panelled door to the breakfast kitchen/ diner.

### WC

Comprising of a low-level wc, vanity wash hand basin, partially tiled walls and radiator.

### Open Plan Breakfast Kitchen/Diner w: 6.8m x l: 4.4m (w: 22' 4" x l: 14' 5")

A modern kitchen with a large range of wall and base units with complimentary worksurface areas, an adjoining breakfast bar further compliments and tiled back panels. Integrated appliances to include a built-in oven, induction hob with designer extractor fan and plumbing for further utilities. Understairs storage cupboard, laminate flooring seamlessly flows throughout, a front facing upvc window illuminates whilst spot lighting creates the mood. To the dining area a beautiful feature wall, two radiators add warmth and an opening to the offset snug gives a sense of separation whilst retaining the open plan aspect.

### Living room w: 3.4m x l: 2.9m (w: 11' 2" x l: 9' 6")

A fabulous addition to the property with two rear upvc windows allowing an abundance of light, carpeted flooring, vaulted solid ceiling, radiator and French doors opening to the garden.

### Landing

A carpeted spindled landing with doors giving access to three bedrooms, family bathroom and over stairs storage, a side facing upvc window and a loft hatch creating additional storage.

**Master bedroom** w: 3.8m x l: 2.5m (w: 12' 6" x l: 8' 2")

A modern master bedroom with a range of built-in wardrobes, radiator, front facing upvc window and laminate flooring seamlessly flowing throughout.

**Bedroom 2** w: 2.8m x l: 2.5m (w: 9' 2" x l: 8' 2")

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

**Bedroom 3** w: 2.2m x l: 1.9m (w: 7' 3" x l: 6' 3")

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

**Family Bathroom** w: 1.7m x l: 1.9m (w: 5' 7" x l: 6' 3")

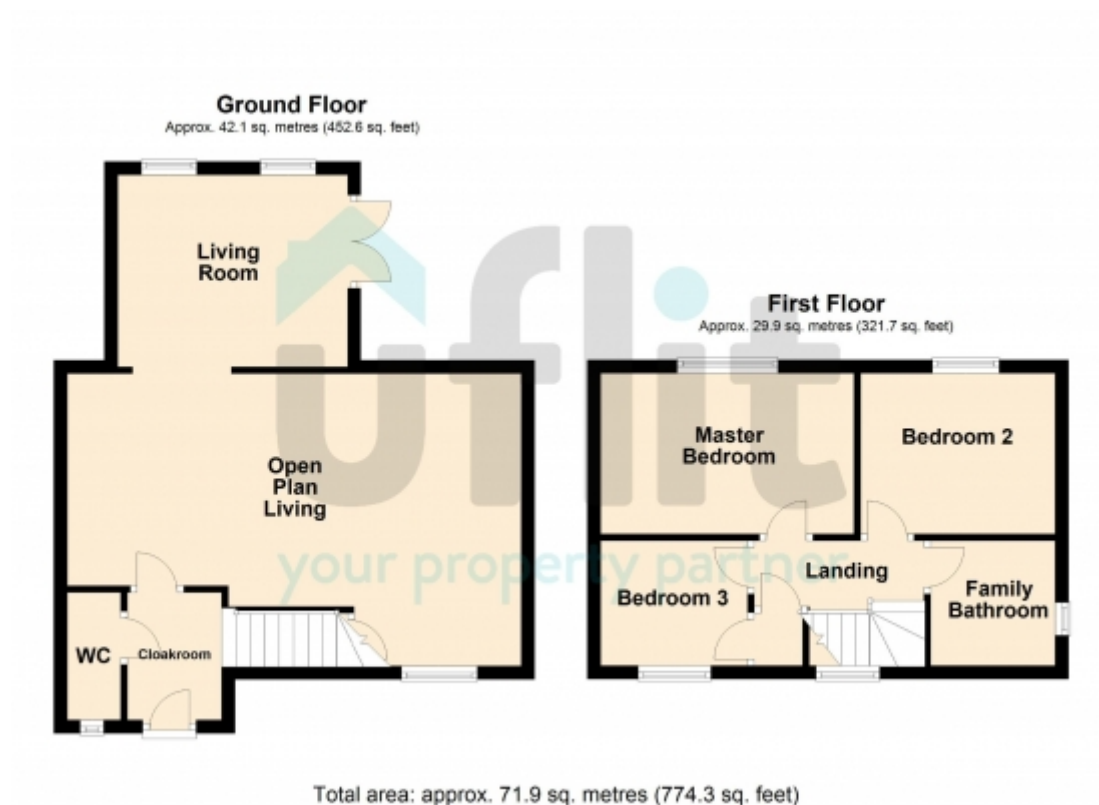
A modern family bathroom comprising of a panelled bath with overhead shower, wash hand basin and a low level wc. Partially tiled walls with feature tiling, contrasting vinyl flooring and a side facing upvc window.

### **Outside**

Located on a quiet cul-de-sac commanding an ample sized plot where a block paved road leads to the property, a driveway providing off-road parking and manicured low maintenance gardens. To the rear a privately enclosed landscaped garden where an Indian stone seating area and further decked patio leads to a lawned garden with raised decorative sleeper borders, and a garden shed. All privately enclosed thus creating a fabulous outdoor entertaining area. Beyond this an elevated bespoke vantage point overlooking your own woodland retreat accessed via a rear gate.



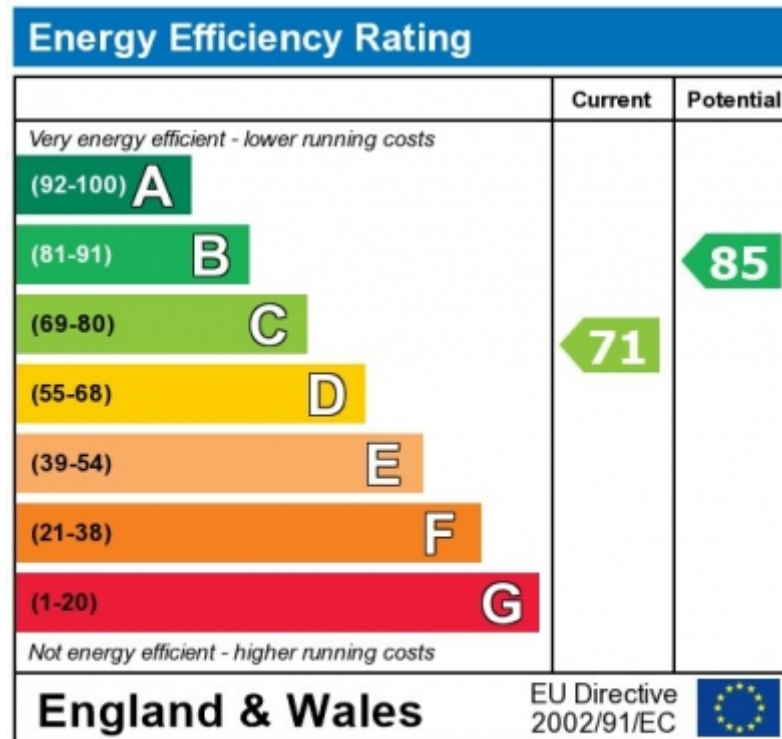




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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