



£260,000 Offers Over

Loganberry Close, Sunnyside, Rotherham

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- Appointed to the Highest of Standards
- High Spec Open Plan Breakfast Kitchen Diner with Complimentary Snug
- Beautiful Spacious Lounge
- Master Bedroom with Ensuite
- Stylish Bathroom
- Bespoke Downstairs WC
- Driveway Providing Ample Off-Road Parking
- Enclosed Landscaped Rear Garden
- ABSOLUTELY STUNNINGVIEWING HIGHLY ADVISED!

Property Description

A STUNNING PROPERTY AWAITING YOU...ON THE DESIRABLE WOODLAITHES, LOGANBERRY CLOSE NUMBER 2...!

Uflit are highly delighted to welcome to the market this stunning THREE bed semi detached property, immaculately appointed to an exceptionally high standard.

Main Particulars

A STUNNING PROPERTY AWAITING YOU...ON THE DESIRABLE WOODLAITHES, LOGANBERRY CLOSE NUMBER 2...!

Uflit are highly delighted to welcome to the market this stunning THREE bed semi detached property, immaculately appointed to an exceptionally high standard offering show home standard living throughout. The property boasts a cloakroom entrance, spacious modern lounge and the heart and hub of this truly stunning family home is a modern high spec open plan breakfast kitchen/ diner benefitting from French doors opening onto the rear garden flooding the whole area with light, a fabulous offset snug compliments and a beautiful bespoke downstairs wc. The first-floor hosts three ample sized bedrooms and a family bathroom. The master bedroom benefits from an ensuite and bedroom two is complimented with an array of furniture creating a stylish walk-in wardrobe. To the outside of the property is a landscaped low maintenance frontage and a driveway providing off-road parking. To the rear a private landscaped garden with stunning porcelain patio areas extending the family entertaining area. Located on a modern development in the desirable area of Woodlaithes, close to local amenities, excellent transport links and schools. Don't think we've missed anything the owner certainly hasn't. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: C

Tenure: Freehold

Entrance hall

Entering through a glazed composite door to a light and warming cloakroom hallway with modern tiled flooring and carpeted stairs with stunning glass balustrades leading to the first-floor accommodation. Designer radiator and a doors giving access to the wc.

WC

A stunning bespoke downstairs rest room with a low-level wc with wall mounted flush, a corner wash hand basin with tiled back panel and a continuation of the tiled flooring. Designer heated towel rail, spot lighting and a front facing upvc window.

Lounge w: 3.9m x l: 4.2m (w: 12' 10" x l: 13' 9")

A spacious beautifully presented living area where the ties from the hallway split to carpeted giving a sense of separation and a front facing upvc window illuminates, spot lighting creates the mood and a designer radiator adds warmth. An understairs recess utilises space and a beautiful glazed solid wood door opens to the breakfast kitchen/ diner.

Breakfast Kitchen/ Diner w: 6.9m x l: 2.9m (w: 22' 8" x l: 9' 6")

The heart and hub of this truly magnificent home is the fitted modern kitchen featuring a range of wall and base units with complimentary worksurface areas, matching upstands and tiled back panels with a counter top composite sink and designer tap. Boasting a central breakfast bar/island with stylish Quartz worktops and complimentary base units. Fitted appliances to include a built-in oven with complimentary microwave, gas hob with black glass back panel and designer extractor fan,

integrated appliances to include a washing machine and dishwasher and a American fridge freezer emulating the standard on offer. Further complimenting this modern kitchen is the designer radiator and beautiful laminate flooring seamlessly flowing through to the dining area with an abundance of mood spot lighting along with undercounter lighting. A rear facing upvc window along with a rear glazed French doors opening to the garden further illuminates.

Snug w: 2.7m x l: 2.6m (w: 8' 10" x l: 8' 6")

Adding a more peaceful setting is this beautiful offset snug with a continuation of the laminate flooring, radiator and a front facing upvc window.

FIRST FLOOR:

Landing

A solid wood banister rail with beautiful glass balustrades creates a feature, carpeted flooring and doors giving access to three bedrooms and the family bathroom.

Master bedroom w: 2.8m x l: 4.2m (w: 9' 2" x l: 13' 9")

A fabulous master bedroom with carpeted flooring, radiator, a front facing upvc window and a door to the ensuite.

Ensuite w: 2.8m x l: 1.1m (w: 9' 2" x l: 3' 7")

Comprising of a built-in shower, floating wash hand basin and a low level wc. Partially tiled walls with contrasting tiled flooring, heated towel rail, spot lighting and a rear facing upvc window.

Bedroom 2 w: 3.9m x l: 2.3m (w: 12' 10" x l: 7' 7")

Simply stunning with an array of walk-in wardrobe furniture, carpeted flooring, spot lighting, radiator and a rear facing upvc window.

Bedroom 3 w: 2.9m x l: 2.6m (w: 9' 6" x l: 8' 6")

A further double bedroom with carpeted flooring, designer radiator, spot lighting, built-in over stairs storage, a loft hatch creating additional storage and a rear facing upvc window .

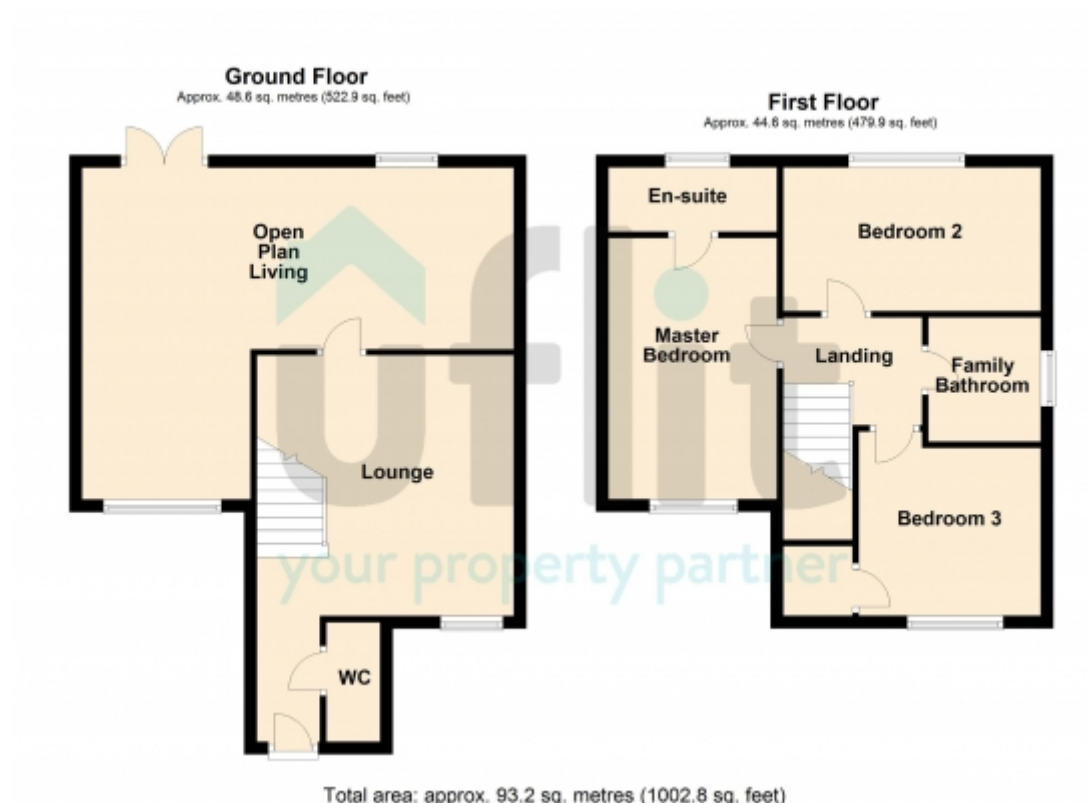
Family Bathroom w: 1.8m x l: 2m (w: 5' 11" x l: 6' 7")

A beautifully presented family bathroom comprising of a panelled bath with mixer tap shower, vanity wash hand basin and low level wc. Partially tiled walls with complimentary tiled flooring, spot lighting, heated towel rail and a side facing upvc window.

Outside

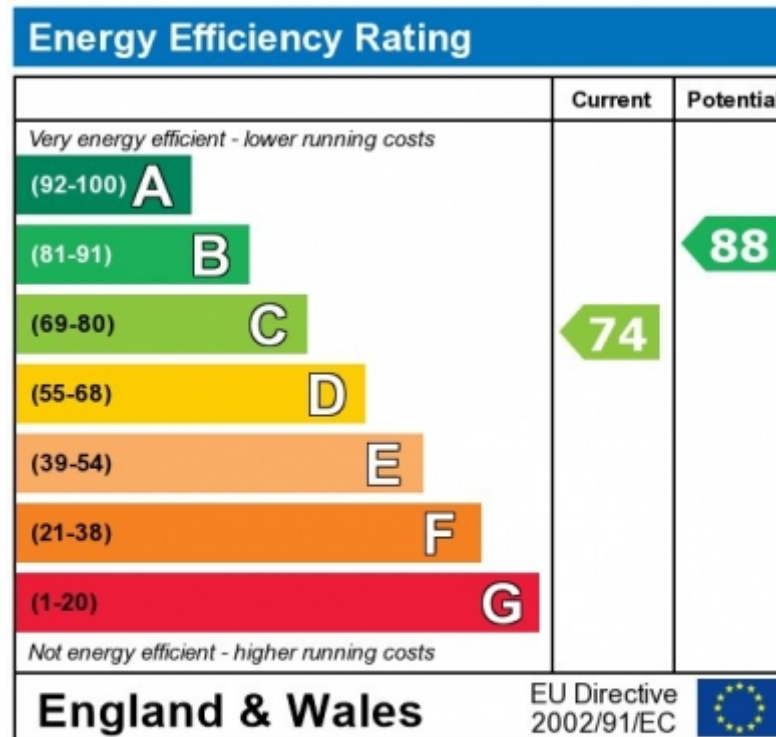
This house has curb appeal with an attractive open aspect frontage with decorative slate borders and a block paved driveway provides ample off-road parking. Side gated access to the rear where a stylish porcelain patio leads to a lawned garden this in turn leads to a raised composite decked seating area all privately enclosed creating a fabulous entertaining area .





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

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