



£230,000 Guide Price

Woodman Drive, Swinton, Mexborough

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Stunning Three Bedroom Extended Family Home
- Appointed to a High Standard
- Stunning Open Plan Bay Windowed Lounge/Diner
- Beautiful Kitchen
- Extended Utility Area
- Modern Family Bathroom with Seperate WC
- Beautifully Landscaped Wrap Around Gardens
- Driveway Providing Ample Off-Road Parking
- Highly Desirable Location
- VIEWING HIGHLY ADVISED!

## Property Description

GUIDE PRICE £230,000 to £240,000

TASTEFULLY EXTENDED, ITS GOT THE LOT... BEAUTIFULLY PRESENTED ON A CORNER PLOT...!

Uflit are highly delighted to welcome to the market this stunning extended three bedroom bay windowed semi detached property, immaculately appointed to an exceptionally high standard.

## Main Particulars

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TASTEFULLY EXTENDED, ITS GOT THE LOT... BEAUTIFULLY PRESENTED ON A CORNER PLOT...!

Uflit are highly delighted to welcome to the market this stunning extended three bedroom bay windowed semi detached property, immaculately appointed to an exceptionally high standard throughout. The property boasts a spacious beautifully appointed open plan bay windowed lounge/ diner and a modern kitchen with an additional utility area. To the first- floor three double bedrooms and a fabulous family bathroom with separate wc. The property truly has curb appeal occupying a corner plot position with manicured gardens and a block paved driveway providing ample off-road parking. To the side and rear beautiful landscaped gardens with stylish patio areas and a beautiful summerhouse add to the desirability of this property. Located in the highly desirable area of Swinton close to local amenities, excellent transport links and a stones throw away from academy schools. The property benefits from an alarm system. This exceptional property won't wait for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: B

Tenure: Freehold

### Entrance hall

An undercover canopy invites you through a stunning composite door with glazed side panels to a warm and welcoming hallway. A radiator adds warmth and laminate flooring flows throughout the majority of the ground floor whilst carpeted spindled stairs lead to the first-floor accommodation with understairs storage utilising space and doors give access to the open plan lounge diner and kitchen.

### Open Plan Lounge/Diner w: 4.8m x l: 8.2m (w: 15' 9" x l: 26' 11")

A spacious beautifully presented open plan living area with a bespoke recess occupying the chimney breast whilst housing the tv, a front facing upvc bay window allowing an abundance of light to flow through to the dining area where carpet splits to laminate giving a sense of separation whilst retaining the open plan aspect. The dining area benefits from a glazed upvc door with further glazed side panels opening onto the garden, two radiators add to the warmth and an opening to the kitchen.

### Kitchen w: 2.6m x l: 3.4m (w: 8' 6" x l: 11' 2")

A beautiful modern kitchen featuring a large range of wall and base units with complimentary worksurface areas, counter top composite sink with designer tap and matching upstands. Appliances to include a built-in electric double oven, induction hob with black glass back panel, designer extractor fan, fridge freezer and dishwasher. A rear facing upvc window allows light and an abundance of spot lighting creates the mood, a continuation of the laminate flooring flows throughout, a

radiator adds warmth and a further opening to the utility.

**Utility** w: 1.4m x l: 2.7m (w: 4' 7" x l: 8' 10")

A fabulous addition to the property with further wall units with complimentary worksurface areas, matching upstands and plumbing for further utilities, a continuation of the laminate flooring, spot lighting, side upvc window and a glazed upvc door to the front of the property.

**Landing**

A carpeted spindled landing with a side facing upvc window and doors giving access to three bedrooms, the family bathroom and separate wc.

**Master bedroom** w: 3.2m x l: 4.8m (w: 10' 6" x l: 15' 9")

A double bedroom with a beautiful feature wall, a large range of modern fitted wardrobes with mood down lighting, carpeted flooring, radiator and a front facing upvc bay window.

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

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

**Bedroom 3** w: 2.8m x l: 3.1m (w: 9' 2" x l: 10' 2")

A further double bedroom with laminate flooring, radiator and front facing upvc window.

**Family Shower Room** w: 2.5m x l: 1.8m (w: 8' 2" x l: 5' 11")

A beautifully presented bathroom benefitting from a p-shaped panelled bath with overhead double shower and screen, a vanity unit housing both low level wc and wash hand basin whilst creating storage. Fully tiled walls with feature tiled walls and bespoke recess shelving, decorative panelled ceiling with spot lighting, contrasting flooring, heated towel rail and a rear facing upvc window.

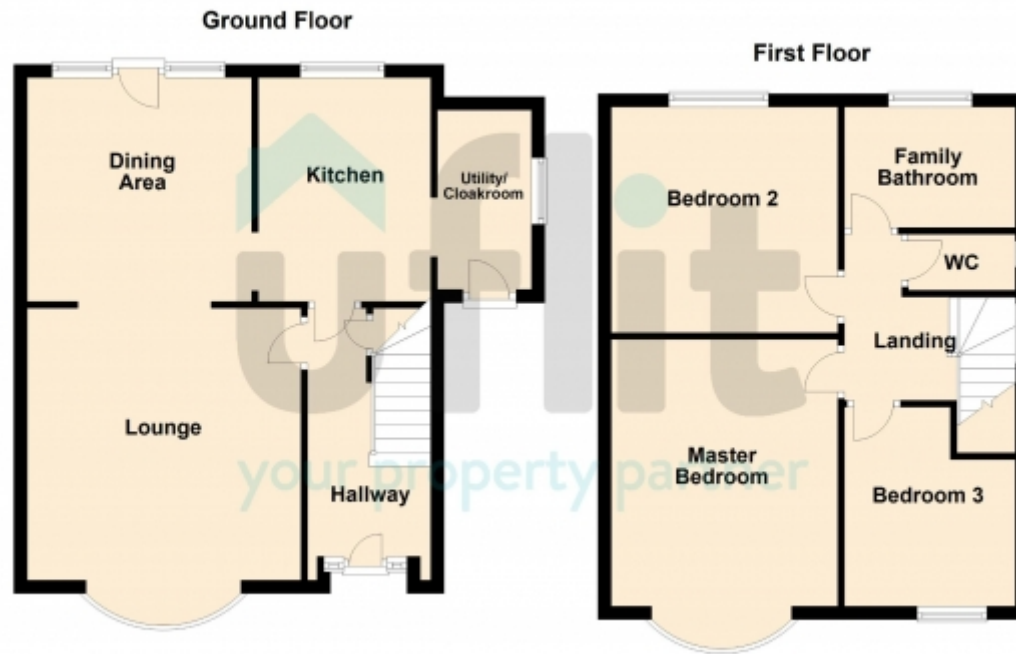
**WC**

Comprising of a low-level wc with decorative panelled walls, laminate flooring and a side facing upvc window.

**Outside**

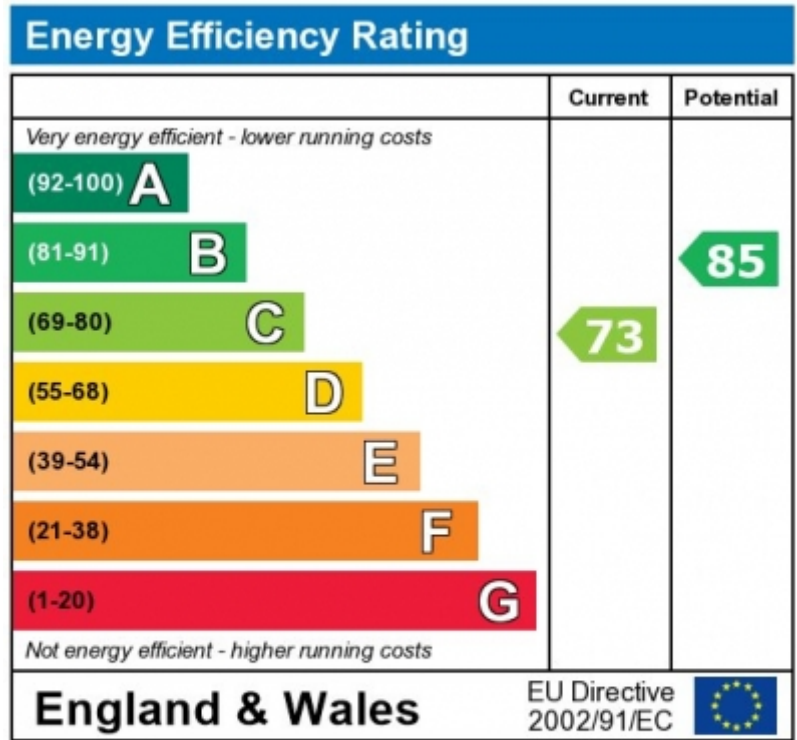
The property really has curb appeal commanding a fabulous corner plot position, a delicate wall protects manicured gardens and a block paved driveway provides ample off-road parking. Side gated access to the private rear where a beautiful landscaped garden awaits with decked patio areas with wrap around manicured gardens with raised sleeper borders create a stunning outdoor entertaining area whilst a tranquil fish pond creates a feature with wrap around slate borders allowing to enjoy the sunshine morning until night. A summer house extends the family 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 © 2025 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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