



£130,000 Guide Price

St. Johns Close, Rotherham

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Two Double Bedroom
Extended Family Home
- BEAUTIFULLY
PRESENTED THROUGHOUT
- Fabulous Extended Family
Room/ Snug
- Spacious Open Plan
Lounge
- Modern Kitchen
- Beautiful Bathroom
- Landscaped Enclosed
Rear Garden
- Detached Garage
- Quiet Cul-De-Sac Location
- FABULOUS FIRST TIME
BUYER HOMEMUST BE
VIEWED!

Property Description

GUIDE PRICE £130,000 to £140,000

FIRST TIME BUYERS, YOU'LL BE RIGHT ON TRACK ...WITH THIS FABULOUS EXTENDED PROPERTY ON A QUIET CUL-DE-SAC...!

Uflit are delighted to welcome to the market this beautiful TWO DOUBLE BEDROOM EXTENDED family home.

Main Particulars

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Uflit are delighted to welcome to the market this beautiful TWO DOUBLE BEDROOM EXTENDED family home nestled in this quiet cul-de-sac in the popular area of East Dene, close to local amenities, excellent transport links and schools. Briefly comprising of a cloakroom entrance hall leading to a modern spacious open plan lounge seamlessly flowing to the extended family room/ snug and a separate breakfast kitchen. To the first floor two double bedrooms and a beautiful family bathroom. The outside benefits from an attractive open aspect frontage and a separate detached garage. To the rear an enclosed low maintenance landscaped garden all privately enclosed.

Contact Uflit to arrange a viewing TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Entrance

A glazed composite door with glazed side panel opens to the cloakroom entrance hall with a feature wall and laminate flooring seamlessly flows through to the family room. Carpeted spindled stairs lead to the first floor accommodation and glazed paneled doors opens to the family room/ snug and kitchen.

Open Plan Living Area w: 4.1m x l: 6m (w: 13' 5" x l: 19' 8")

A beautifully presented open plan living area with a continuation of the laminate flooring seamlessly flowing throughout, radiator and understairs storage cupboard. Tastefully adopting the extension is this spacious fabulous family room/ snug with a continuation of the laminate flooring, two rear and side facing upvc windows along with French doors opening onto the garden and a spectacular glazed atrium roof floods this space with natural light and a further radiator adds warmth.

Breakfast kitchen w: 2.4m x l: 2.7m (w: 7' 10" x l: 8' 10")

A modern kitchen with a range of wall and base units with complimentary work service areas, a counter top composite sink and matching upstands. Appliances to include an inset oven with plumbing for further utilities. Laminate flooring flows throughout and a front facing upvc window.

FIRST FLOOR:

Landing

With carpeted flooring, loft hatch, built in storage and doors to two bedrooms and the family bathroom

Master bedroom w: 3.3m x l: 3.5m (w: 10' 10" x l: 11' 6")

A master bedroom with feature wall, a range of fitted sliding wardrobes, built in over stairs wardrobe, carpeted flooring, front facing upvc window and a radiator.

Bedroom 2 w: 2.3m x l: 3.2m (w: 7' 7" x l: 10' 6")

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

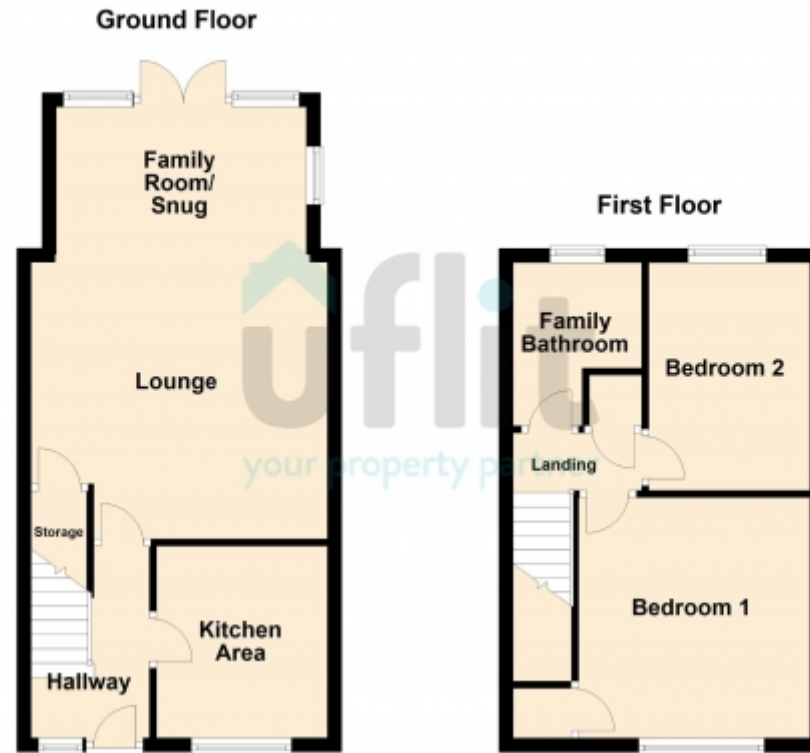
Family Bathroom w: 1.8m x l: 2.3m (w: 5' 11" x l: 7' 7")

A beautiful family bathroom comprising of a panelled bath with overhead shower and screen, low level wc and wash hand basin. Fully tiled walls with feature borders, complimentary vinyl flooring, radiator and a rear facing upvc window.

Outside

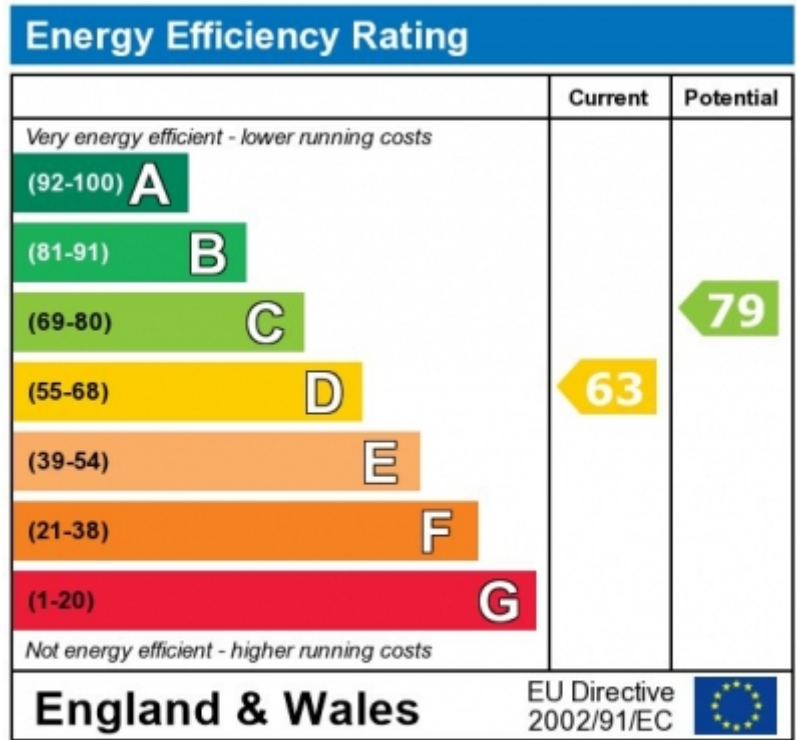
The property nestles away on a quiet cul-de-sac with an attractive open aspect frontage with decorative slate chippings with potential to create off-road parking (subject to relevant planning) and a separate detached garage with parking. To the rear a private landscaped low maintenance garden with wrap around Astro turf and decorative stone borders allowing for family entertaining.





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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