



Cotswold Crescent Whiston Rotherham S60 4AX

Guide Price £230,000 to £240,000



- **Fabulous Two Bedroom Dormer Bungalow**
- **Reconfigured with OPEN PLAN Lounge Dining**
- **Superb Spacious Dormer Bedroom with Built-in Wardrobes, En-Suite WC and Stunning Views**
- **** Viewing Advised ****
- **Generous Corner Plot with Double Width Driveway and DETACHED GARAGE**
- **Modern Fitted Kitchen, downstairs Double Bedroom and Stylish Fully Wall Tiled Shower Room**
- **DESIRABLE LOCATION with Popular Local Village Amenities**
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Guide Price £230,000 to £240,000 - This attractive two bedroom dormer bungalow is well maintained and tastefully appointed throughout and occupies a generous corner plot with wrap around gardens.

The property has been thoughtfully reconfigured providing versatile living accommodation, enjoys superb elevated views, and is situated within in a desirable Whiston location which is close to local amenities including popular pubs and restaurants within the village.

The layout now has a welcoming OPEN PLAN Lounge Diner, enjoying natural light from both front aspect windows and rear French doors. It has a stylish modern fitted Kitchen in a cream finish with contrasting worktops, integral cooking appliances and a useful Porch additional to the side. The ground floor also provides a rear double bedroom and has the convenience of a fabulous modern fully wall tiled Shower Room, with a double width cubicle, and built-in storage.

A dog-leg staircase leads to a spacious upstairs double bedroom which has built-in wardrobes, a Velux style roof window, and a further front aspect window within an en-suite WC, which creates additional natural light and enjoys far reaching views which only by a personal inspection will it be fully appreciated.

Externally it has gardens to the front, side and rear, the rear with additional paved patio seating, an ideal space to relax or entertain. It also comes with the benefit of a double width driveway providing off-street parking and has a DETACHED GARAGE.

In summary, this is an excellent opportunity to acquire a fabulous reconfigured dormer bungalow, on an enviable larger plot, which is tastefully appointed, well kept, has additional open plan living space with a view! EPC to Follow





GROUND FLOOR
686 sq ft. (63.7 sq m) approx.

1ST FLOOR
208 sq ft. (24.9 sq m) approx.



TOTAL FLOOR AREA: 854 sq ft. (88.6 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that ,if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

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