



Stag Crescent, Rotherham
S60 3NX

**Offers In The Region
Of £200.000**



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Stag Crescent, Rotherham

DESCRIPTION

This delightful semi-detached house offers a perfect blend of modern living and comfort. With an airy and spacious feel throughout, the property boasts two well-proportioned reception rooms, ideal for both relaxation and entertaining guests.

The home features two generous double bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the large garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property benefits from off-street parking, a driveway, and a garage, making it a practical choice for those with vehicles.

This semi-detached house is not only a comfortable living space but also a fantastic opportunity for anyone looking to settle in a friendly neighbourhood. With its modern touches and spacious layout, it is sure to appeal to a variety of buyers seeking a lovely home in Rotherham.



ROOMS

Kitchen
12'10" x 7'1"
This beautifully presented kitchen combines sleek design with practical functionality. Featuring glossy white cupboards that offer a clean, contemporary finish, the space is further enhanced by elegant wood-effect counter tops and durable laminate wood flooring. A large window floods the room with natural light, creating a bright and welcoming atmosphere. The kitchen is fully equipped with an electric hob, an integrated extractor fan, and finished with modern spotlights that provide both task and ambient lighting. A striking black sink adds a bold contrast and a touch of sophistication, while an adjacent airing cupboard provides convenient additional storage. This modern kitchen is the perfect blend of style and efficiency—ideal for both everyday living and entertaining.

Lounge
20'11" x 9'4"
This generously sized lounge offers a comfortable and versatile living space, perfect for relaxing or entertaining. Soft carpet flooring adds warmth and comfort underfoot, while modern spotlights provide a sleek, well-lit ambience throughout. A large door opens directly into the conservatory, allowing natural light to pour in and creating a seamless connection to additional living space. Whether hosting guests or enjoying quiet evenings at home, this lounge offers the ideal setting in a bright and airy environment.

Conservatory
9'1" x 12'0"
This stunning conservatory is a standout feature of the home, designed to bring the outdoors in. Boasting a stylish gable roof and an abundance of windows, the space is flooded with natural light throughout the day. Modern spotlights provide a soft, ambient glow for evening use, while the sleek laminate flooring offers both durability and contemporary appeal. A full glass door leads directly out to the garden, making this

conservatory the perfect place to relax, dine, or entertain while enjoying picturesque views of the outdoors.

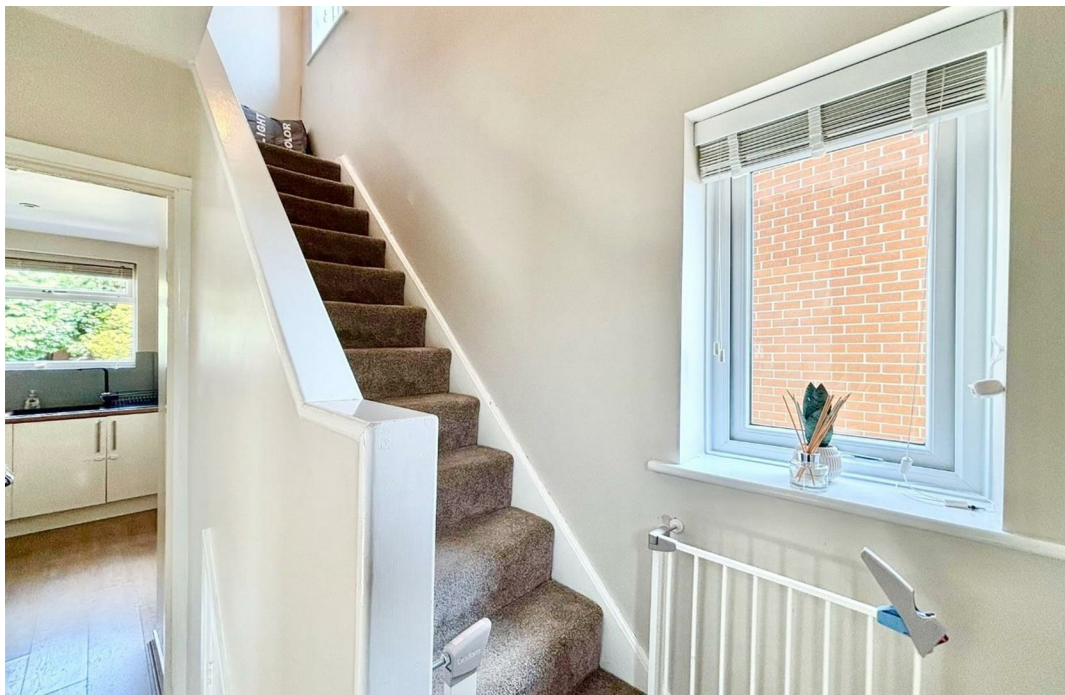
Garden
The property boasts a large, fully enclosed garden—an ideal outdoor retreat for families, entertaining, or simply enjoying nature. A spacious patio area sits conveniently beside the garage and driveway, offering the perfect spot for outdoor dining or lounging. The driveway provides ample parking for 2 to 3 cars. Beyond the patio, a substantial lawn stretches out, offering plenty of space for play, gardening, or relaxing in the sun. Mature trees line the back fence, adding both privacy and a natural, leafy backdrop to this tranquil outdoor space.

Bathroom
6'2" x 5'10"
This stylish bathroom makes excellent use of space, offering a clean and contemporary finish. It features practical laminate flooring and a sleek bath with an overhead shower—perfect for both quick routines and relaxing soaks. A modern sink is complemented by glossy white drawer storage beneath, providing a tidy and functional solution. Finished with spotlights that offer bright, focused lighting, this compact bathroom delivers comfort and convenience in a smart, modern design.

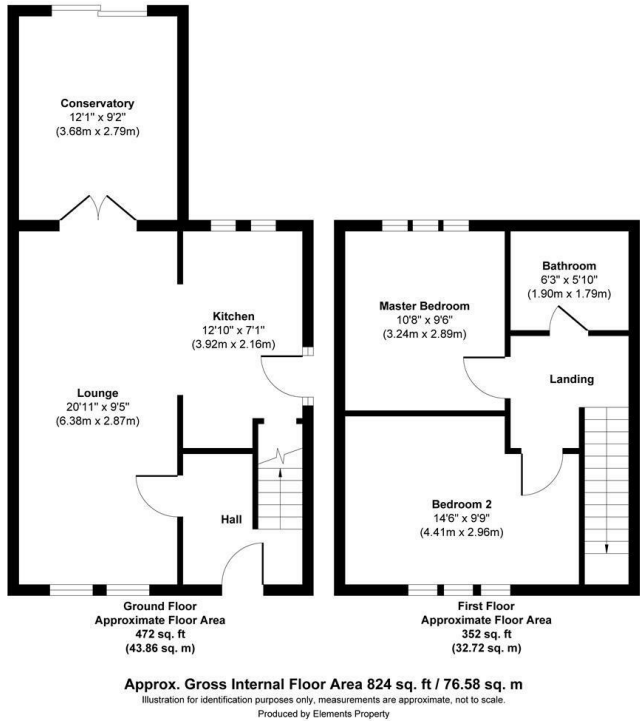
Bedroom one
9'8" x 14'5"
This generously sized bedroom offers a calm and comfortable retreat, beautifully finished with soft carpet underfoot and soothing pale green walls that create a restful atmosphere. A large window brings in natural light, enhancing the airy feel of the room, while modern spotlights provide clean, adjustable lighting. Whether used as a master suite or a welcoming guest room, this space combines size, style, and serenity for truly relaxing living.

Bedroom two

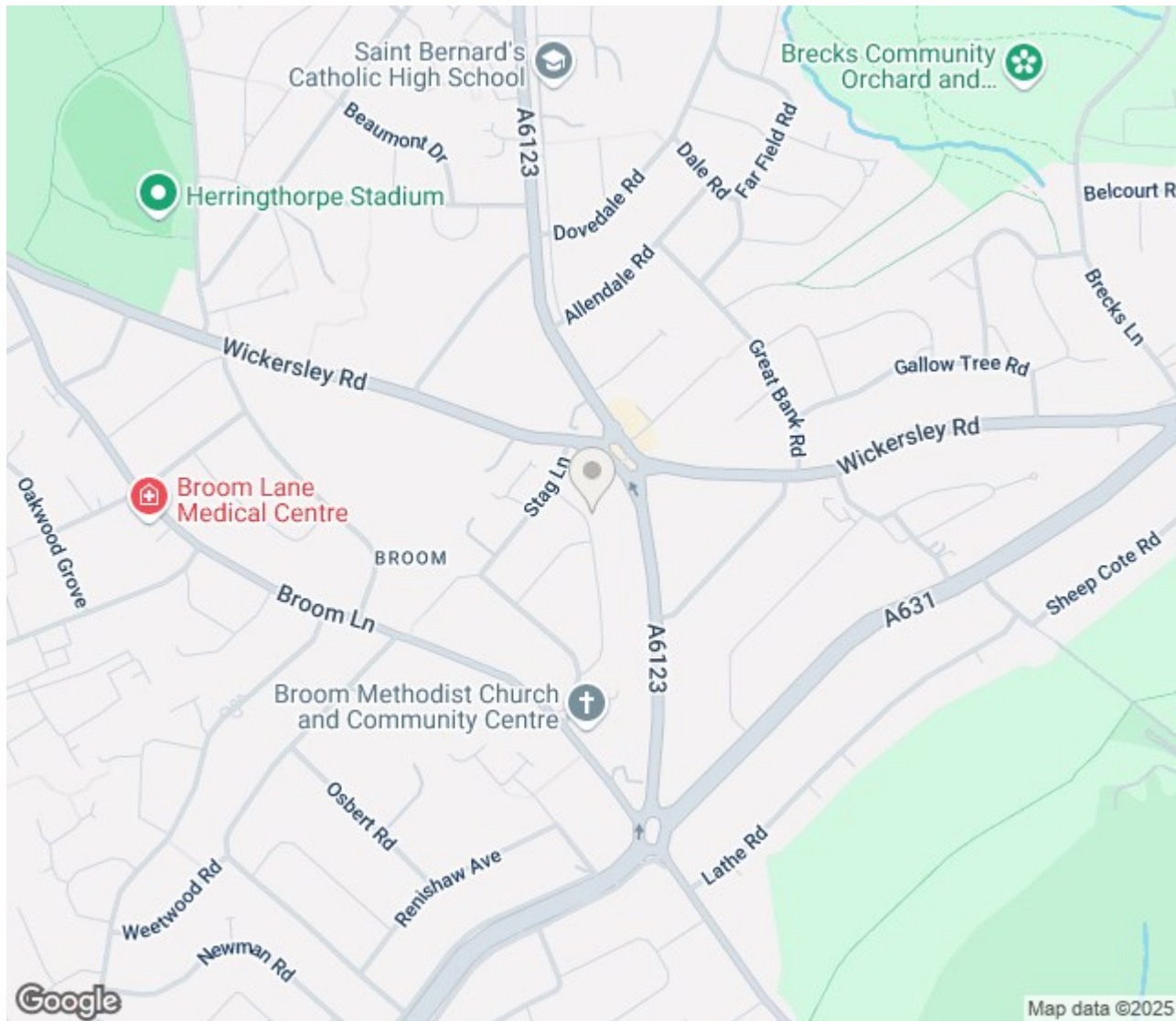
9'5" x 10'7"
This well-proportioned double bedroom offers a fresh, contemporary feel with a striking green feature wall adding character and warmth. Laminate flooring provides a sleek, low-maintenance finish, while spotlights deliver crisp, modern lighting throughout. A window allows for plenty of natural light, making the room feel bright and inviting—ideal for use as a second bedroom, guest room, or home office.



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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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