



Paddock Croft

Swinton, Mexborough, S64 8XD

Offers In Excess Of £300,000 -
£320,000

- FOUR BEDROOM DETACHED PROPERTY
- SECURE OFF ROAD PARKING
- ESQUISITE DECOR
- GOOD COMMUTE LOCATION
- EPC RATING: C



- SOUGHT AFTER LOCATION
- ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- GCH DG
- COUNCIL TAX BAND: C

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Guide price of £310,000 - £320,000

Nestled in the highly sought-after village of Swinton, this splendid four-bedroom detached family home offers an ideal blend of comfort and convenience. The property boasts a charming exterior and is set in a peaceful neighbourhood, perfect for families seeking a tranquil lifestyle while remaining close to essential amenities.

Upon entering, you will be greeted by a spacious layout that is both inviting and functional. The heart of the home features a delightful conservatory, providing a bright and airy space to relax or entertain, while the converted part garage offers additional versatility, whether as a playroom, study, or extra storage.

The property benefits from off-road parking, ensuring that you and your guests have easy access. The enclosed rear garden is a wonderful feature, providing a safe and private outdoor space for children to play or for hosting summer barbecues with family and friends.

Located conveniently close to local shops, schools, and recreational facilities, this home is perfect for those who appreciate the balance of village life with easy access to urban conveniences. Additionally, its excellent transport links make commuting a breeze, allowing for quick and easy travel to nearby towns and cities.

This four-bedroom detached home in Swinton is a rare find, offering a perfect setting for family living. Do not miss the opportunity to make this delightful property your new home.

Entrance Hall

Via a composite door this leads into the roomy entrance hall, well presented with neutral décor, wall mounted radiator, stairs rising to first floor and doorways leading to lounge, kitchen/diner, downstairs WC and utility room.

Lounge

18'8" x 11'3" (5.49m x 3.43m)

Step inside the light and airy living space with large uPVC window to the front filling the room with natural light, decorated in modern tones multi fuel burner in the centre creating not only a great focal point but a cosy feel to the room. Two wall mounted radiators, carpet flooring, aerial point in place, double wooden doors then lead straight into the kitchen/diner.

Kitchen/Diner

23'4" x 12'9" (7.11m x 3.89m)

The real hub of the home is the open plan kitchen/diner, this really is the place to entertain family and friends, with a modern and well designed kitchen having an array of wall and base units providing storage, work surface over, sink, drainer and stainless steel mixer tap, integrated dishwasher, splash back to walls, laminate flooring, uPVC window to the rear and space for tall fridge freezer. Plenty of space for a large dining table, with two wall mounted radiators and uPVC bi-folding doors leading straight into the conservatory area.

Conservatory

13' x 10'9" (3.96m x 3.28m)

The perfect extra addition to the home is the conservatory, with surrounding uPVC windows providing plenty of natural light. This room really does bring the outdoors in, comprising of neutral décor with vinyl flooring, wall mounted radiator and uPVC patio door to rear, this space can be enjoyed all year round.

Utility Room

7'7" x 6'2" (2.31m x 1.88m)

Keeping the white goods separate from the kitchen, the utility is the ideal wash room. With space and plumbing for washing machine as well as dryer and further door leading into the garage.

Downstairs WC

6'4" x 2'9" (1.93m x 0.84m)

Handy addition to any busy household is the downstairs WC, comprising of pedestal wash hand basin, low flush WC and wall mounted radiator with vinyl flooring and uPVC window.

Landing

The impressive landing has a uPVC window to the side with wall mounted radiator, carpet flooring and doors leading to all four bedrooms and family Bathroom.

Bedroom One

14'5" x 11'6" (4.39m x 3.51m)

The generously sized master bedroom with its very own built in storage, providing that extra storage we all crave. Decorated in modern tones with carpet flooring, wall

mounted radiator, aerial point, uPVC bay window to the front and door to the en-suite.

En-suite

7'7" x 4'7" (2.31m x 1.40m)

The stylish en-suite is perfect for any busy household, being partially tiled for easy clean, comprising of low flush WC, wash hand basin, shower unit, uPVC frosted window, extractor fan in place and heated towel rail to finish.

Bedroom Two

11'2" x 9'0" (3.40m x 2.74m)

Further double bedroom, neutrally decorated with wall mounted radiator, carpet flooring and again with uPVC window overlooking the rear garden. Plenty of space for extra bedroom furniture.

Bedroom Three

10'7" x 8'4" (3.23m x 2.54m)

Another good-sized bedroom with carpet flooring, modern decor, wall mounted radiator and uPVC window to the rear.

Bedroom Four

8'6" x 9'2" (2.59m x 2.79m)

A further well-presented bedroom, comprising of uPVC window, carpet flooring and wall mounted radiator. Plenty of space to be used as you wish.

Bathroom

4'7" x 8'1" (1.40m x 2.46m)

A generously sized family bathroom with three piece suite. Comprising of partially tiled walls, white panelled bath, low flush WC, white pedestal sink, wall mounted heated towel rail, extractor fan and frosted uPVC window.

Garage/Storage

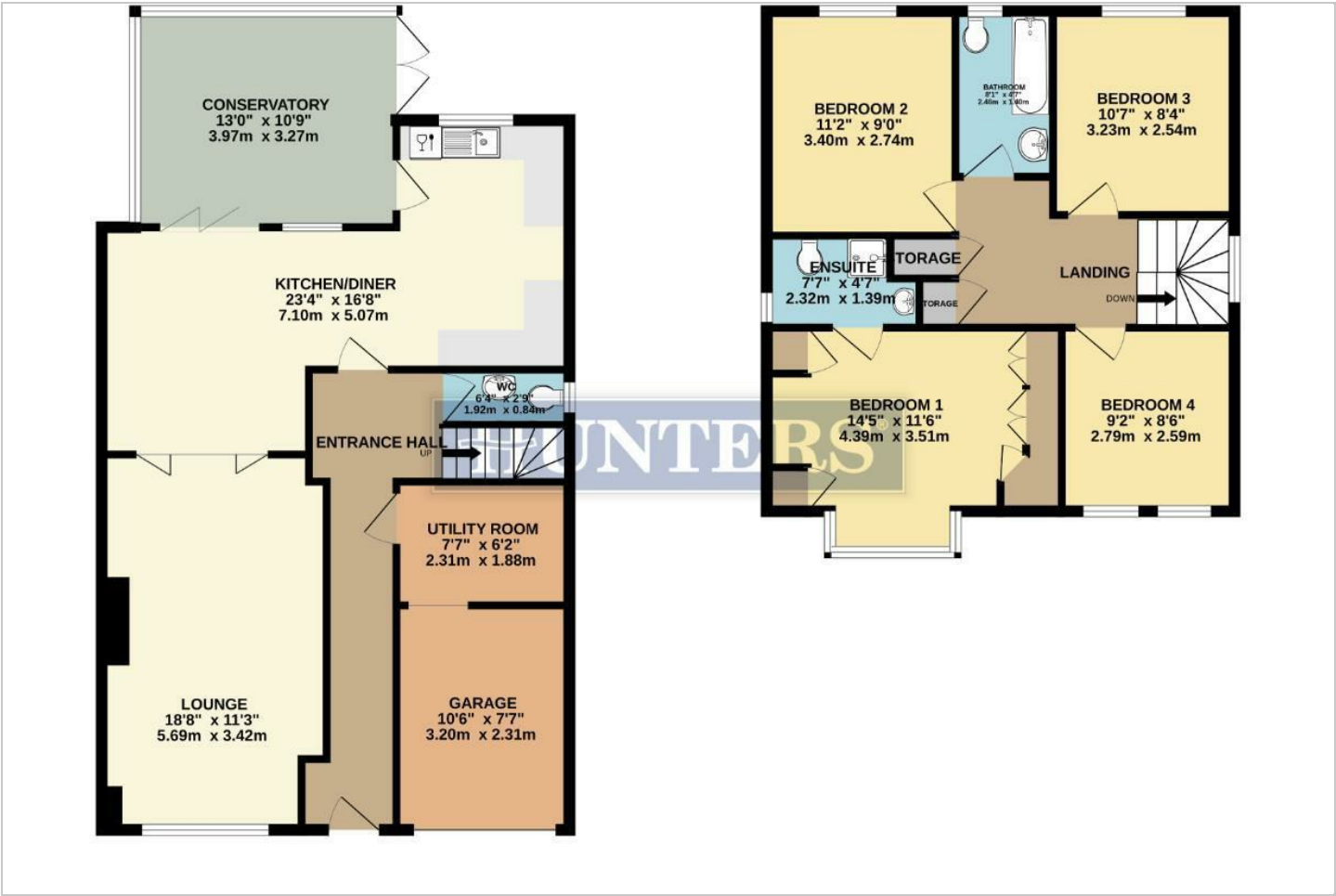
Creating secure of street parking if needed or extra storage space. Having power and lighting with up and over door.

Exterior

The property boasts great kerb appeal with well-maintained lawn area, having a tarmac driveway providing ample off-road parking with path leading to garage and front entrance door.

To the rear of the home is a fully enclosed, well maintained private garden, mostly laid to lawn with patio area ideal for seating and enjoying the warmer months, wooden gates are in place to give access to the front.

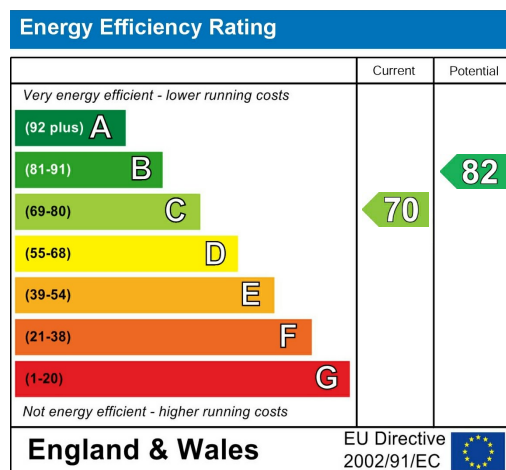
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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