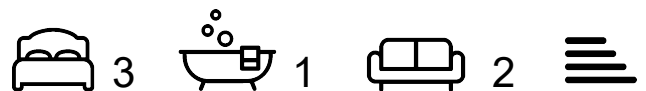




Royston Road

Cudworth, S72 8BN

Guide Price £290,000 - £300,000



- THREE BEDROOM DETACHED BUNGALOW
- IMPRESSIVE ENCLOSED FRONT AND REAR GARDENS
- SOUGHT AFTER LOCATION
- FREEHOLD
- EPC RATING: TBC
- SECURE OFF ROAD PARKING
- GENEROUS DIMENSIONS
- GOOD COMMUTE AREA
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: D

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Nestled in the desirable area of Cudworth, this charming three-bedroom detached bungalow on Royston Road offers a perfect blend of comfort and convenience. This property is ideal for those seeking a homely retreat with easy access to local amenities and excellent commuting options.

Upon entering, you are welcomed into a warm and inviting kitchen diner, which serves as the heart of the home. This space flows seamlessly into an inner hallway, leading to three generously sized bedrooms, a family bathroom, and a utility room. The lounge, featuring a delightful half bay window, boasts good dimensions and is enhanced by a multi-fuel log burner, creating a cosy atmosphere for relaxation.

One of the standout features of this bungalow is the conservatory, which extends from the master bedroom, providing a tranquil space to enjoy the views of the enclosed rear garden. The garden itself is a delightful outdoor area, complete with a patio and lawn, perfect for entertaining or simply enjoying the fresh air.

The property also benefits from an extensive driveway, complemented by a carport and a further detached garage, ensuring ample parking and storage options.

With its prime location close to local amenities and its inviting living spaces, this bungalow presents an excellent opportunity for families or those looking to downsize. Do not miss the chance to make this lovely property your new home.

KITCHEN DINING ROOM

8'3" x 20'0" (2.51m x 6.10m)

Stepping through a stunning green double glazed uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming kitchen dining area. Comprising of a wide range of wall and base units with complimentary work surface over, integrated electric oven, electric four ring hob with extractor hood over, built in kitchen sink and drainer with stainless steel mixer tap and space for fridge freezer. Chic décor with dining area space providing the perfect place to sit and enjoy your family meals. Double glazed window to the front and side exterior with doorway to the inner hall.

LOUNGE

11'2" x 17'0" (3.40m x 5.18m)

Adding further wow factor to this family home. This charming living space is basking in natural light through a large double glazed half bay window to the front. The room hosts an impressive multi fuel log burner giving a great focal point to the room and a cosy feel in the wintry months. Having plenty of room for furniture with wall mounted radiator, aerial point and telephone point and carpet flooring.

HALL

Extensive hall having carpet flooring, neutral décor with doors accessing the Lounge, all three Bedrooms, Utility Room and Family Bathroom.

UTILITY ROOM

4'8" x 5'8" (1.42m x 1.73m)

Handy addition to any home. Having work top in place with under counter space and plumbing for washing machine and dryer. Plenty of storage space, wall mounted radiator, uPVC window to the front and uPVC door leading out into the side of the property.

BEDROOM ONE

11'1" x 12'4" (3.38m x 3.76m)

A sumptuous large master bedroom filled with natural light through the uPVC windows and uPVC sliding door accessing the conservatory area. Sensational décor with carpet flooring and wall mounted radiator.

CONSERVATORY

8'9" x 11'2" (2.67m x 3.40m)

Great addition to this home is the conservatory, this has been made in to a space all the family can enjoy all year round, with added wall mounted radiators making this space comfortable in the winter months. With uPVC windows and French doors to the garden.

BEDROOM TWO

8'3" x 12'8" (2.51m x 3.86m)

A further double bedroom dazzling with beautiful décor. Having carpet flooring, wall mounted radiator and uPVC window to the rear exterior. Plenty of space for bedroom furniture.

BEDROOM THREE

8'3" x 7'7" (2.51m x 2.31m)

Here we have a third double bedroom. Comprises of neutral décor, wall mounted radiator, carpet flooring and uPVC window to the side elevation.

BATHROOM

7'8" x 6'9" (2.34m x 2.06m)

The family bathroom is the perfect spot to relax and unwind, fully tiled wall and vinyl flooring for easy clean and comprising of three piece suite, with low flush WC, wash hand basin and corner bath with shower over. Extra bonus of heated towel rail and frosted uPVC window to the side finishes this room.

GARAGE

14'3" x 18'5" (4.34m x 5.61m)

The extensive garage is accessed via up and over door. This space gives further opportunities to this home should you wish to convert, currently giving extra off road secure parking with power and lighting in place.

EXTERIOR

The magnificent grounds of this detached bungalow make a great impression on any guest, sitting in a large plot of land. The front of this home oozes kerb appeal, having an extensive well maintained driveway with decorative iron gates, allowing plenty of off road parking and leading up to the car port and detached garage to the rear. A lawn area sits to the side of the drive at the front with established plants/shrubs to the boarder offering a splash of colour with access to the property down the side of the property. To the rear is a well landscaped enclosed garden area, this being the perfect place to sit and unwind in the summer months. Currently hosting a large easy to maintain garden area with extensive patio area perfect for entertaining in the summer months with the extra bonus of gated side garden area perfect for logs storage for the multi fuel burner.

Floorplan

GROUND FLOOR
1321 sq.ft. (122.7 sq.m.) approx.



TOTAL FLOOR AREA: 1321 sq.ft. (122.7 sq.m.) approx.

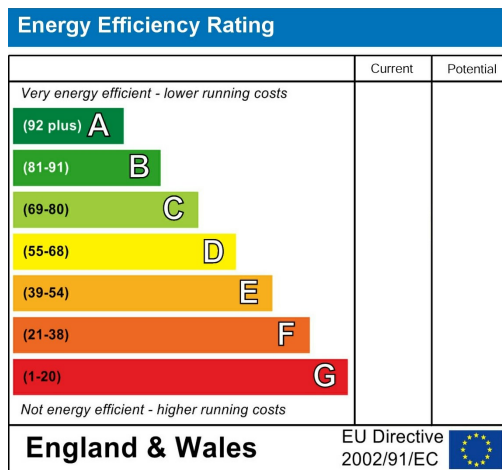
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, elevations, views and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not to be taken as a guarantee as to their operability or efficiency over the years. Plans and drawings ©2012.







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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