



## Sedgefield Way

Mexborough, S64 0BE

Guide price of 290,000 - £300,000



- EXTENSIVE THREE DOUBLE BEDROOM DETACHED BUNGALOW
- OFF ROAD PARKING WITH LARGE DRIVE AND DOUBLE GARAGE
- EXTENSION WITH ADDED FAMILY ROOM OR FOURTH BEDROOM
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING C
- IDEAL HOME FOR FAMILIES OF ALL SIZES
- ENCLOSED REAR AND SIDE GARDENS
- SOUGHT AFTER LOCATION
- GCH / DG
- COUNCIL TAX BAND D

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Nestled in the desirable area of 'The Manor' Sedgefield Way, Mexborough, this extensive three double bedroom detached bungalow presents an ideal opportunity for families seeking comfort and convenience. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed family bathroom ensures that the needs of the household are met with ease.

One of the standout features of this bungalow is the thoughtfully designed extension, which includes the added family room, perfect for creating cherished memories with loved ones or could be a fourth bedroom. The property also benefits from off-road parking, featuring a large wide driveway that leads to a double detached garage, offering both convenience and security for your vehicles.

The enclosed rear and side gardens provide a private outdoor space, ideal for children to play or for hosting summer gatherings. This property is situated in a sought-after estate, ensuring that you are close to all local amenities, including shops, local hospital, schools and parks, making it a perfect location for family living.

In summary, this delightful bungalow combines spacious living with a prime location, making it a must-see for anyone looking to settle in a welcoming community. Don't miss the chance to make this charming property your new home.

### Entrance porch

5'6" x 5'7" (1.68m x 1.70m)

Via a decorative composite door this opens into the roomy and welcoming entrance porch, currently used as an office space, having ample room for coats and shoes, decorated in neutral tones with door then opening to main living room.

### Living Room

13'9" x 16'6" (4.19m x 5.03m")

Step in to this light and airy living space, having a large uPVC window to the front elevation filling this room with natural light, decorative marble fire surround gives this room not only a focal point but a cosy feel, having neutral décor, carpet to floor, wall mounted radiator, aerial point in place and opening to the kitchen/diner this really is a space the whole family can enjoy.

### Kitchen/Diner

22'5" x 9'8" (6.83m x 2.95m")

The real hub of the home is this spacious kitchen/diner with ample room to fit a large dining table making this a great space to entertain family and friends, having an array of wall and base units providing storage, contrasting work surface over, kitchen sink with drainer and stainless steel mixer tap over, large range cooker and extractor fan over, neutral décor, filled with natural light from uPVC windows to both the side elevations of this property as well as uPVC side entrance door, oak flooring and further internal doors leading to utility room as well as inner hall.

### Utility Room / WC

5'5" x 7'4" (1.65m x 2.24m")

Great addition to this already impressive property and great for any busy family household, this room has space and plumbing for both washing machine and dryer, units providing storage with contrasting worksurface over, stainless steel sink, drainer and matching taps, also having low flush WC, wall mounted radiator neutral décor, housing the combi boiler for the property and uPVC window to the side finishes this space.

### Hall

The roomy inner hall has all doors leading to bedrooms, bathroom and family room.

### Bedroom One

12'6" x 10'7" (3.81m x 3.23m)

Generously sized master bedroom with two fitted wardrobes providing that extra storage we all crave, decorated in neutral tones, with wall mounted radiator, carpet to floor and uPVC window to the side elevation.

### Bedroom Two

8'5" x 13'6" (2.57m x 4.11m')

Further good sized double bedroom, having plenty of storage space, neutral décor, carpet to floor, wall mounted radiator and uPVC window to the side elevation.

### Bedroom Three

9'9" x 8'8" (2.97m x 2.64m)

Last but certainly not least is the third bedroom, another

double with fitted wardrobes for storage, neutrally decorated with wall mounted radiator and uPVC window to the side.

### Family Room / Bedroom Four

13'5" x 16'7" (4.09m x 5.05m)

Currently used as a second family room, this space has ample opportunities to use as you wish, such as a fourth bedroom, a play room or even bar area if wanted, filled with natural light from uPVC window facing the rear garden as well as uPVC French doors that lead out to the side and rear really bringing the outdoors in, with wooden flooring, neutral décor, aerial point and wall mounted radiator to finish.

### Bathroom

7'4" x 7'9" (2.24m x 2.36m)

The sleek family bathroom is the perfect spot to relax and unwind, fully tiled for easy clean and comprising of four piece suite, with low flush WC, wash hand basin with vanity unit, panelled bath and corner shower unit, stainless steel heated towel rail and frosted uPVC window to the side finishes this room.

### Double Garage

17'3" x 26'5" (5.26m x 8.05m")

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

### Exterior

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 double garage for more space if needed, a lawn area sits to the side of the drive at the front with established plants/shrubs to boarder and centre offering a splash of colour and access front entrance as well as side and rear can be gained.

The hidden gem to this already impressive home is the fully enclosed private garden, the space not only covers the back but also the side of the home and is split into sections so you have choice on how you wish to use this space, the side of the home is partly paved ideal for seating and enjoying the warmer months with decoctive stone wall and plants to boarders adding to the beauty, steps then rise to the well maintained rear lawn, this really is a space the whole family can enjoy.

# Floorplan

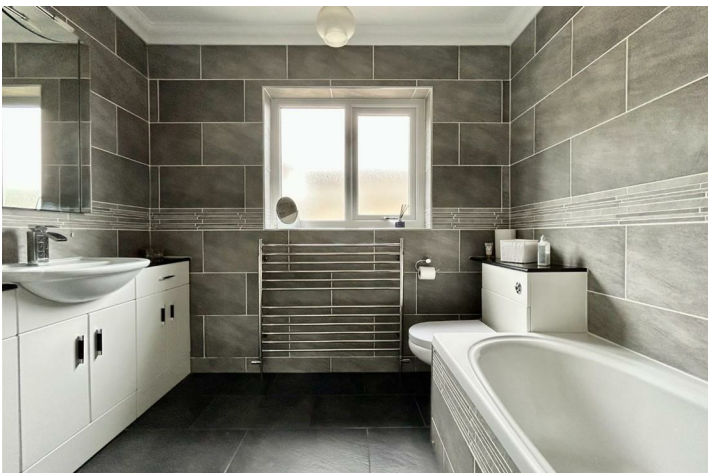
GROUND FLOOR  
1676 sq.ft. (155.7 sq.m.) approx.



TOTAL FLOOR AREA: 1676 sq.ft. (155.7 sq.m.) approx.

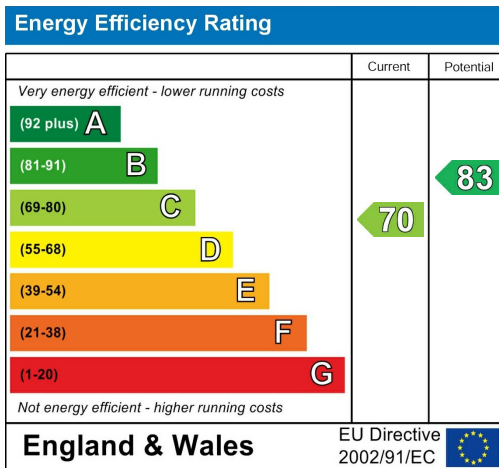
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The appliances, fixtures and fittings shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with HomePlan 6.0.0.0







## Energy Efficiency Graph

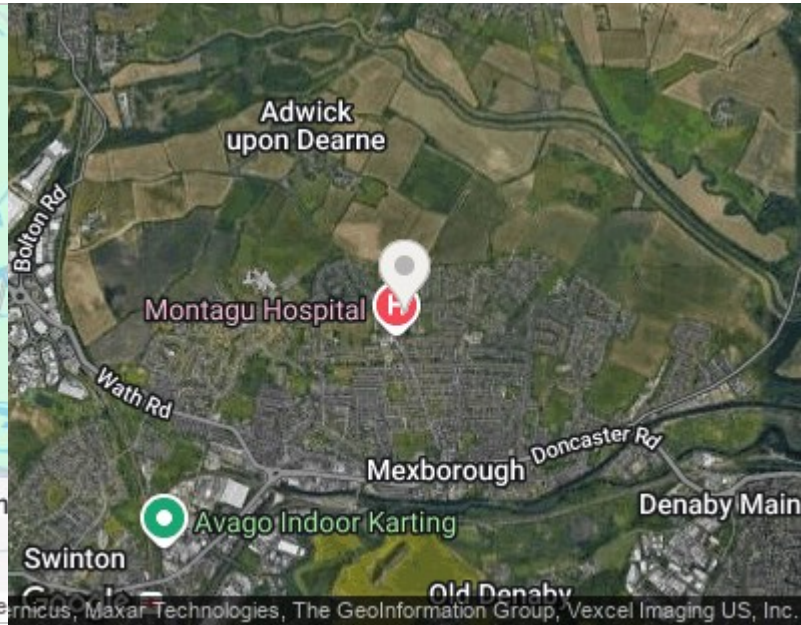
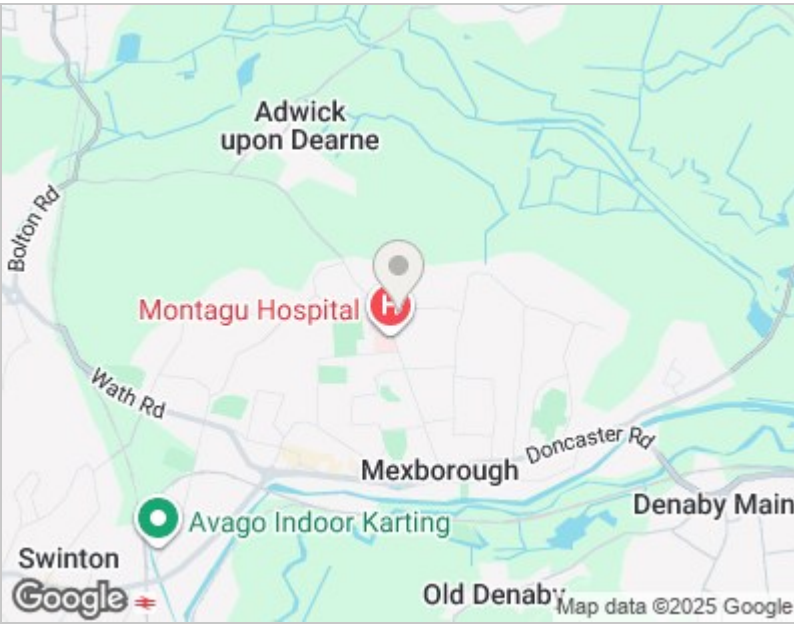


## Viewing

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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