



Prior Croft

Bolton-Upon-Dearne, Rotherham, S63 8BF

Guide Price £195,000 - £205,000



- THREE BEDROOM DETACHED FAMILY HOME
- OFF ROAD PARKING WITH DRIVE
- CONVERATED GARAGE ADDING FAMILY ROOM, UTILITY AND LARGER KITCHEN/DINER
- POPULAR NEWER BUILD ESTATE
- ENCLOSED REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- GENEROUS DIMENSIONS
- GCH/DG
- EPC RATING C
- COUNCIL TAX BAND C

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Nestled in the desirable estate off Lowfield Road, Prior Croft, Bolton-Upon-Dearne, is a charming three-bedroom detached family home offering a perfect blend of comfort and modern living. The property boasts a spacious reception room, ideal for family gatherings or entertaining guests. The converted garage has been thoughtfully transformed into a versatile family room, complemented by a utility room and an expansive kitchen/diner, making it a delightful space for culinary enthusiasts and social occasions alike.

The home features generous dimensions throughout, ensuring ample space for relaxation and family activities. The modern fixtures and fittings enhance the overall appeal, providing a contemporary touch that is both stylish and functional.

Outside, the property benefits from off-road parking with a convenient drive, while the enclosed rear garden offers a private sanctuary for outdoor enjoyment, perfect for children to play or for hosting summer barbecues.

Situated within a popular newer built estate, this home is conveniently located close to all local amenities, including shops, schools, and parks, making it an ideal choice for families. This delightful property presents an excellent opportunity for those seeking a comfortable and well-appointed family home in a thriving community. Don't miss the chance to make this lovely house your new home.

Entrance Hall

4'8" x 3'0" (1.42m x 0.91m)

Via a decorative composite door this opens into the welcoming entrance hall, ideal for coats and shoes, having laminate to floor, neutral décor, uPVC window to the side elevation and doors leading to the downstairs WC and living room.

Downstairs WC

2'4" x 4'8" (0.71m x 1.42m)

Handy addition to any busy household, this room comprises of low flush WC, corner wash hand basin, laminate to floor, neutral décor and wall mounted radiator to finish.

Living Room

14'2" x 14'2" (4.32m x 4.32m)

Step inside the light and airy living space, having uPVC window to the front filling this room with natural light, decorated in neutral tones with laminate to floor, wall mounted radiator, stairs to first floor and doors leading to family room as well as kitchen/diner.

Family Room

7'7" x 15'7" (2.31m x 4.75m)

This great addition has great opportunity to use as you wish, this could be a great play room, office or even a second reception/dining room, currently having neutral décor, laminate to floor, wall mounted radiator, uPVC window to the front and door opening to the utility room.

Utility Room

6'1" x 3'03" (1.85m x 0.99m)

Ideal for hiding that family washing and having the separate space to run a family home, comprising of base units with work surface, space for dryer, neutral décor and laminate to floor.

Kitchen/Diner

21'8" x 9'1" (6.60m x 2.77m)

Adding the wow factor to this impressive home is the open plan kitchen/diner, having an array of wall and base units in royal blue, with contrasting wood effect work surface over, with sunken sink and drainer with gold mixer tap, integrated electric oven and hob with extractor fan over, integrated white goods such as fridge/freezer, washing machine and dish washer, matching breakfast bar with further under storage, ample space for a dining table making this the hub of the home and ideal spot to entertain, with uPVC window as well as uPVC French doors to the rear really filling this space with natural light and brining the outdoors in, wall mounted radiator, laminate to floor and neutral décor finishes this space.

Landing

The landing is neutrally decorated with cream carpet to floor, access to loft hatch with ladders, lights and partial boarding and all doors then lead to bedrooms and bathroom.

Bedroom One

7'8" x 10'9" (2.34m x 3.28m)

Generously sized master bedroom with fitted wardrobes providing that extra storage we all crave, having neutral décor, carpet to floor, wall mounted radiator and uPVC window to the front elevation.

Bedroom Two

7'7" x 9'1" (2.31m x 2.77m)

Further good sized double bedroom again with built in wardrobe for storage, carpet to floor, neutral décor, wall mounted radiator and uPVC window to the rear.

Bedroom Three

5'7" x 7'7" (1.70m x 2.31m)

Roomy single or great home office space, with carpet to floor, neutral décor, wall mounted radiator and uPVC window to the front elevation.

Bathroom

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

The sleek family bathroom is the perfect spot to relax and unwind, fully tiled for easy clean with three piece white suite comprising of low flush WC, wash hand basin sunken in to a vanity unit for storage and bath with shower over and glass screen in place, decorative tiled shelves have been made to the back of the bath for further storage space, also having chrome heated towel rail and frosted uPVC window to the rear.

Exterior

The front of the property oozes kerb appeal with pebbled driveway for secure off road parking, paved pathway leading to front door and well maintained side lawn with established bushes/shrubs adding not only to the privacy but to the beauty as well.

To the rear is a fully enclosed garden, partly paved ideal for seating and enjoying the warmer months, leading to a well maintained lawn with wooden build shed providing further storage space, having established plants, shrubs and bushes to the borders adding to the beauty and privacy of the rear garden.

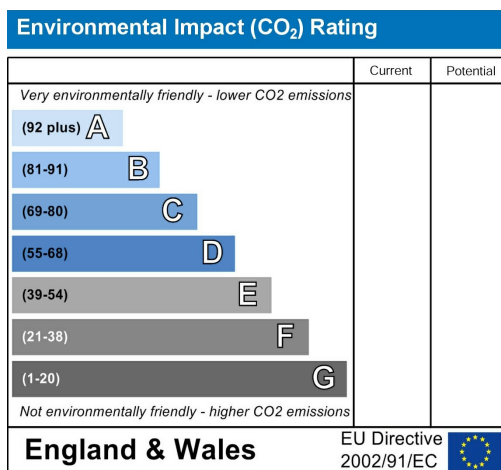
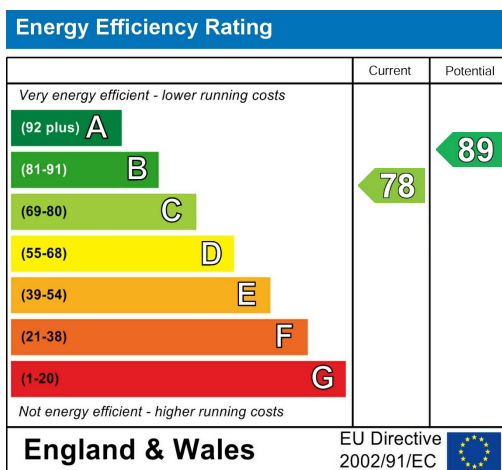
Floorplan







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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