



## Viewtree Close

Harley, Rotherham, S62 7UT

Guide Price £350,000 - £375,000



- 3 BED DETACHED BUNGALOW
- MODERN FIXTURES AND FITTINGS
- OFF ROAD PARKING AND GARAGE
- OPEN PLAN LAYOUT
- READY TO JUST MOVE IN

- RURAL VILLAGE SETTING
- GREAT CUL DE SAC LOCATION
- WELL MAINTAINED GARDENS
- BEAUTIFULLY PRESENTED
- COUNCIL TAX D

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GUIDE PRICE £350,000 - £375,000 Nestled in the charming village of Harley, Rotherham, this exquisite three-bedroom detached bungalow offers a perfect blend of modern living and rural tranquillity. Located on the sought-after Viewtree Close, this property is ideally situated with the picturesque Wentworth estate right on your doorstep, providing a stunning backdrop for leisurely walks and outdoor activities.

As you step inside, you will be greeted by an open-plan living space that exudes elegance and comfort. The contemporary design is complemented by high-quality fixtures and fittings, ensuring that every corner of this home is both stylish and functional. This bungalow is ready for you to move in and enjoy, making it an ideal choice for families, retirees, or anyone seeking a peaceful retreat.

The three well-proportioned bedrooms offer ample space for relaxation, while the modern amenities throughout the property cater to your every need. The layout promotes a sense of spaciousness, making it perfect for entertaining guests or enjoying quiet evenings at home.

Briefly comprising hallway, kitchen, living /dining room, bathroom, master bedroom, bedroom 2, bedroom 3, conservatory.

With its idyllic location and superb interior, this bungalow is a rare find in the market. Whether you are looking to settle down in a serene environment or simply wish to enjoy the benefits of village life, this property is sure to impress. Do not miss the opportunity to make this beautiful bungalow your new home.

### Hallway

Through a glazed uPVC door leads into a roomy entrance hall making a great impression on any guest and offering plenty of cloakroom space comprising tall white wall mounted radiator, spot lights, two storage cupboards with alarm panel and loft hatch .

### Living / dining room

20'2 x 15'0 (6.15m x 4.57m)

A modern open-plan space where the living and dining areas flow together seamlessly ideal for entertaining also comprising uPVC bay window and further two uPVC windows , two wall mounted radiator, bt point and aerial point.

### Kitchen

11'11 x 9'1 (3.63m x 2.77m)

A sleek, modern grey gloss kitchen complemented by white quartz surfaces, comprising space for washing machine , dishwasher, dryer and double fridge freezer. Stainless steel cooker with black slanted extractor above 6 ring induction hob, spot lights, wall mounted radiator, uPVC window , wooden door leads to the side of the property.

### Conservatory

10'1 x 8'1 (3.07m x 2.46m)

A lovely addition to any property, allowing you to enjoy the garden all year round and giving you extra space to use as you wish, comprising sockets, lighting, wooden windows and wooden glazed door leading directly out onto the garden.

### Master bedroom

13'1 x 10'4 (3.99m x 3.15m)

An elegant and spacious master bedroom comprising wall mounted radiator and uPVC window to the rear.

### Bedroom 2

11'4 x 10'4 (3.45m x 3.15m)

A further large double bedroom comprising wall mounted radiator and patio doors lead directly in to conservatory.

### Bedroom 3

11'4 x 8'5 (3.45m x 2.57m)

A further double bedroom comprising wall mounted radiator and uPVC window.

### Bathroom

9'1 x 6'2 (2.77m x 1.88m)

A contemporary family bathroom, fully tiled in 'on trend' grey and marble effect tiles, comprising walk in shower with chrome drench shower, His & Hers double grey gloss vanity unit with inset sink, low flush WC, wall mounted chrome heated towel rail, inset spots and frosted uPVC window.

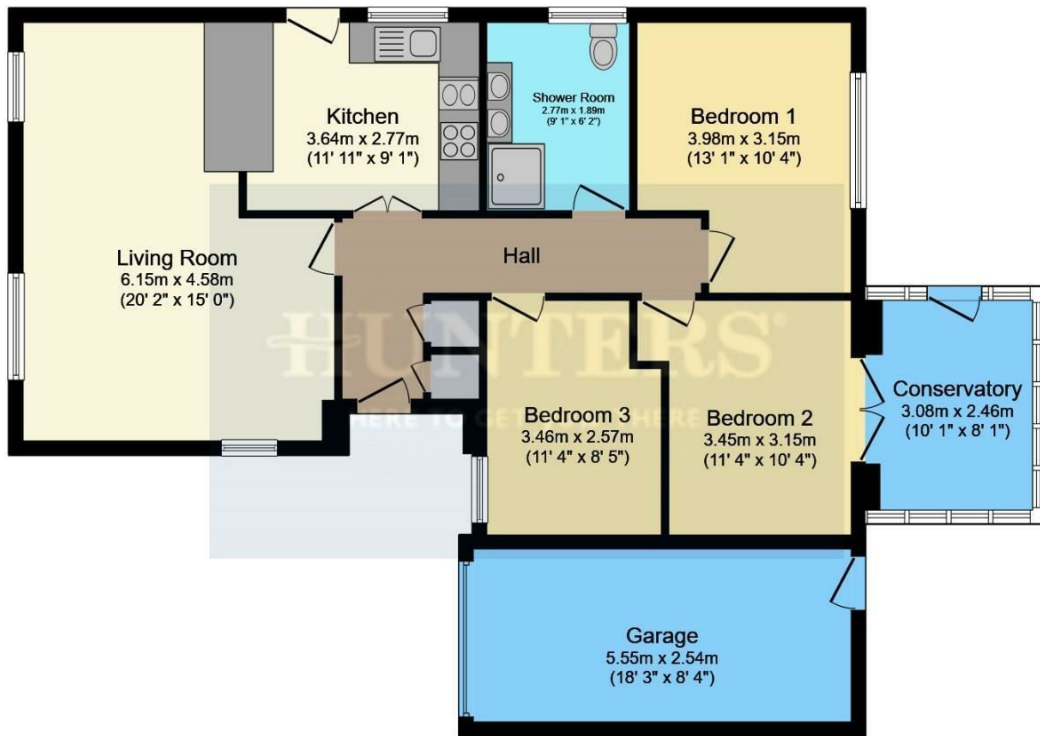
### Garage

10'1 x 8'1 (3.07m x 2.46m)

### Exterior

The property boasts well stocked and well kept gardens to both the front and rear. The front of the property are mainly laid to lawn. To the rear of the property is a fully enclosed tiered garden, benefiting from two patio areas, making it low maintenance and perfect for entertaining in the summer months, stairs leading to a gate to access for rear, a well kept border fully stocked with shrubs and flowers, for extra privacy and adding splashes of colour throughout the year.

# Floorplan



Total floor area 104.2 sq.m. (1,122 sq.ft.) approx

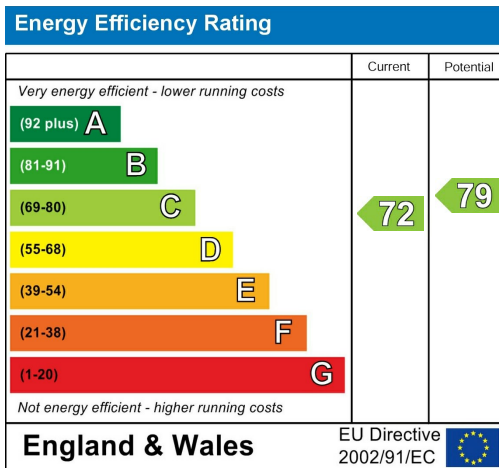
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io







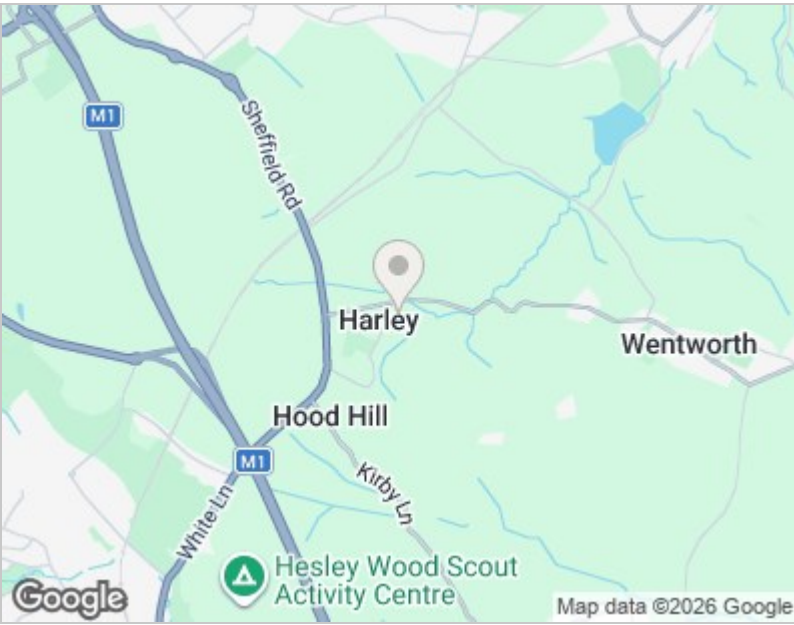
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 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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