

Churchills

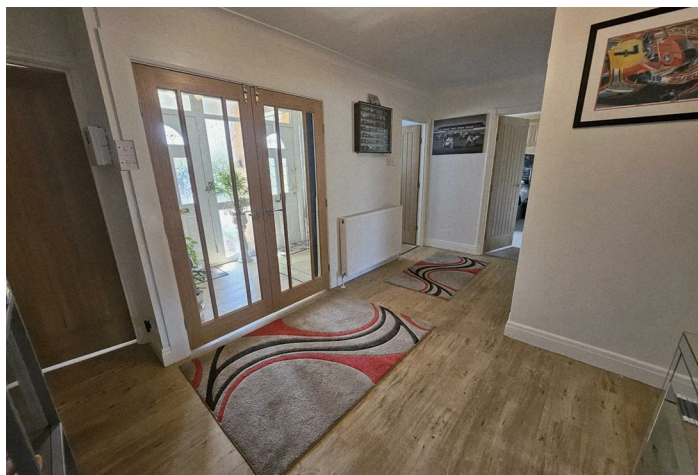


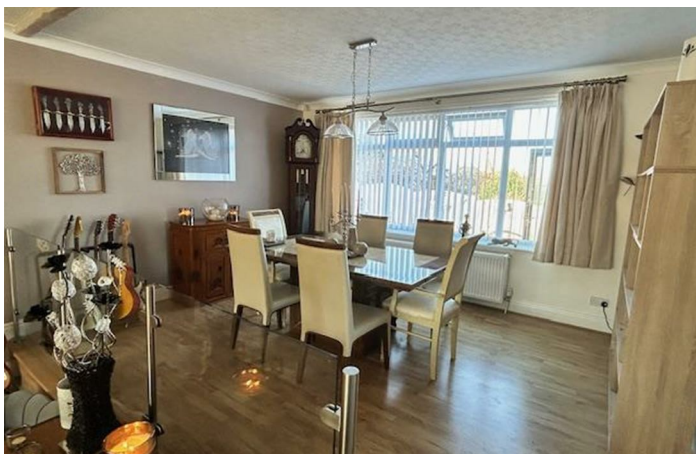
Harlington Road

Adwick-Upon-Deerne, S64 0NL

- THREE DOUBLE BEDROOMS
- RECENTLY REFURBISHED
- MASTER BEDROOM SUITE
 - SUMMERHOUSE
- BEAUTIFUL GARDENS
- FOUR RECEPTION ROOMS
- HEAT PUMP AND SOLAR PANELS
 - CONSERVATORY
- DOUBLE GARAGE & AMPLE PARKING
 - EPC RATNG C

Stamp Duty Paid £485,000 Freehold





Nestled on Harlington Road in the picturesque village of Adwick-Upon-Dearne., this delightful detached bungalow offers a perfect blend of comfort and convenience. With its spacious layout, this property is ideal for families or those seeking a peaceful retreat.

The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The three well-proportioned bedrooms offer a tranquil haven for rest, ensuring that everyone has their own personal space.

The property features two well-appointed bathroom, designed for both functionality and comfort. The layout of the bungalow promotes easy living, with all rooms conveniently situated on one level, making it accessible for all ages.

Surrounded by the natural beauty of the local area, this home is not only a sanctuary but also a gateway to the vibrant community of Adwick-Upon-Dearne. With local amenities, parks, and schools nearby, you will find everything you need within easy reach.

This bungalow presents an excellent opportunity for those looking to settle in a serene environment while still being connected to the conveniences of modern life. Whether you are a first-time buyer, a growing family, or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this charming bungalow your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE PORCH

6'9" * 6'1"

uPVC double glazed window to front elevation. Expona laminate flooring. Double hardwood framed glazed doors open into:

ENTRANCE RECEPTION

16'1" * 9'2" reducing to 5'10"

Expona laminate flooring. Double panelled central heating radiator.

LOUNGE & DINING ROOM

33'9" * 13'11"

uPVC double glazed windows to front and rear elevations. Lounge area with double panelled central heating radiator. Four wall light points and TV aerial socket leading to a raised dining area separated by glass balustrades. Expona laminate wood effect flooring. Double panelled central heating radiator.

KITCHEN

16'1" * 12'2"

uPVC double glazed window to rear and side elevations. Range of solid lime oak wall and base units with granite work surfaces. Built in cooking facilities comprising of electric oven and microwave oven and ceramic hob with chimney type extractor over. Peninsular breakfast bar/table with seating for four. One and a half bowl single drainer sink unit with mixer tap. Space for fridge/freezer. uPVC double glazed splash backs. LED downlights to ceiling and Expona laminate flooring.

UTILITY ROOM

12'10" * 5'7"

uPVC double glazed window to side and rear elevations. Range of base units with roll edged work surfaces. Space and plumbing for an automatic washing machine, dryer and dishwasher. Expona laminate flooring, LED downlights to ceiling. uPVC double glazed and panelled doorway through to:

CONSERVATORY

11'11" * 10'5"

Timber framed double glazed windows to three elevations. Expona laminate flooring, solid roof with double glazed Velux window. LED downlights to ceiling. Air conditioning unit.

OFFICE

16'2" * 4'10"

uPVC double glazed window to rear elevation. Expona laminate flooring. Loft access point. Space for chest freezer.

EN SUITE BATHROOM

7'8" * 6'4"

uPVC double glazed window to side elevation. Suite in white comprising of Jacuzzi bath with shower tap attachment, hand wash basin with storage beneath and a low flush WC. uPVC cladding to walls and ceiling. LED downlights. Heated towel rail. Expona laminate flooring.

BEDROOM ONE

16'0" * 13'1"

uPVC double glazed windows to rear elevation. Range of fitted wardrobes to three walls and above bed space. Double panelled central heating radiator. TV aerial socket.

DRESSING ROOM

7'9" * 6'5"

uPVC double glazed window to rear elevation. Range of fitted wardrobes and dressing table. LED downlights to ceiling. Loft access point.

BEDROOM TWO

13'3" * 13'2"

uPVC double glazed window to front elevation. Range of fitted wardrobes and dresser to two walls and above bed space. Double panelled central heating radiator. TV aerial socket.

BEDROOM THREE

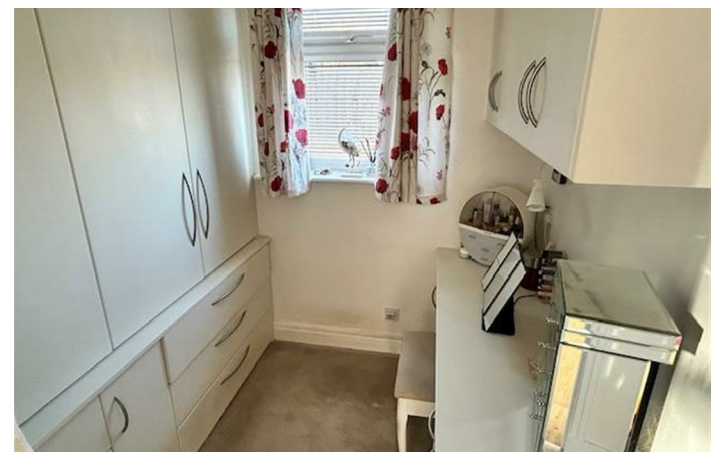
12'2" * 9'6"

uPVC double glazed window to rear elevation. Range of fitted wardrobes to either side and above bed space. Double panelled central heating radiator.

BATHROOM

7'0" * 5'8"

uPVC double glazed window to front elevation. Suite in white comprising of hand wash basin with storage beneath, low flush WC and separate shower cubicle with rain shower, uPVC cladding to walls and ceiling. LED downlights. Expona laminate flooring.



WC

uPVC double glazed window to front elevation. Suite comprising of hand wash basin and low flush WC. Fully tiled to all walls. Expona laminate flooring.

INTEGRATED DOUBLE GARAGE

18'9" * 16'3"

uPVC double glazed window to rear elevation. Electric remote control up and over door. Alarm system. Light and power supplied. uPVC double glazed and panelled doorway to rear elevation.

GARDEN BAR

14'4" * 9'5"

Timber framed windows to side and rear elevation. Light and power supplied. Bar area with granite worktops. Air-conditioning unit.

OUTSIDE AND GARDENS

The property features a large frontage with artificial grass and sweeping block paved driveway leading to a double garage and off road parking for several cars. The gardens wrap around to four sides of the property. To the side is artificial grass and shed. To the rear is a paved patio area leading to a good size low maintenance garden with paved seating area, ponds and bar.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsstateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and

we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Yorkshire Water

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains supplier
Heating is via Heat Pump.



MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with full fibre broadband available.



Local Authority Doncaster
Council Tax Band E
EPC Rating C



Churchills Sales Office

16 High Street, Mexborough, South
Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.