

Churchills



Sedgefield Way Mexborough S64 0BQ

- THREE BEDROOM
- EXTENDED KITCHEN
- MODERN THROUGHOUT
- GOOD SIZE REAR GARDEN
- DETACHED BUNGALOW
- EXTENDED EN SUITE
- DETACHED GARAGE
- EPC RATING TBC

Asking Price £255,000 Freehold





Situated in the sought after area of Sedgfield Way, Mexborough, this delightful detached bungalow offers a perfect blend of comfort and convenience. With extended kitchen and dining area, this property provides ample space for both relaxation and entertaining.

The bungalow boasts three bedrooms, one with extended en-suite bathroom, ensuring that there is plenty of room for family members or guests..

Overall, this property presents an excellent opportunity for those seeking a comfortable and spacious home in a desirable location. With its thoughtful layout and practical amenities, this bungalow is sure to appeal to families and individuals alike. Don't miss the chance to make this lovely property your new home.



GROUND FLOOR ACCOMMODATION

Timber framed double doors open into:

ENTRANCE PORCH

Timber framed Georgian glazed doorway open into:

ENTRANCE HALLWAY

Laminate wood effect flooring. Single panelled central heating radiator. Storage cupboard off.

LOUNGE

14'11" * 13'1"

uPVC double glazed window to front elevation. Solid wood flooring. Surround housing a modern electric fire with marble back and hearth. TV aerial socket. Open plan through to:

DINING AREA

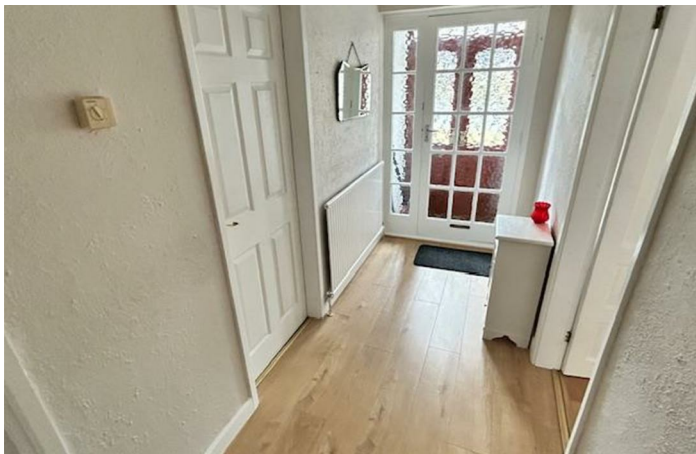
9'5" * 8'8"

uPVC double glazed window to side elevation. Single panelled central heating radiator. Doorway to:

KITCHEN

8'10" * 8'6"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and ceramic hob with extractor over. Space for fridge/freezer. Space and plumbing for an automatic washing machine. Single drainer sink unit with mixer tap. Ceramic tiles to splash back areas. and floor. Wall mounted boiler. Single panelled central heating radiator. uPVC double glazed and panelled doorway to rear garden.



BEDROOM ONE

11'11" * 8'2"

uPVC double glazed window to side elevation. single panelled central heating radiator.

EN-SUITE BATHROOM

8'5" * 6'0"

uPVC double glazed window to rear elevation. Suite in white comprising of low flush WC, hand wash basin with storage beneath and double shower cubicle with direct feed shower. uPVC cladding to splash back areas. Double panelled central heating radiator.

BEDROOM TWO

11'0" * 10'2"

uPVC double glazed window to front elevation. Range of fitted wardrobes to one wall. Range of fitted wardrobes to one wall.

BEDROOM THREE

8'1" * 6'3"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator.

FAMILY BATHROOM

8'5" * 5'1"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with shower tap attachment, low flush WC and hand wash pedestal basin. Ceramic tiles to splash back areas and floor. Single panelled central heating radiator.

DETACHED GARAGE

18'6" * 8'7"

Brick built with up and over door. Light and power supplied. Timber framed doorway to rear leading to:

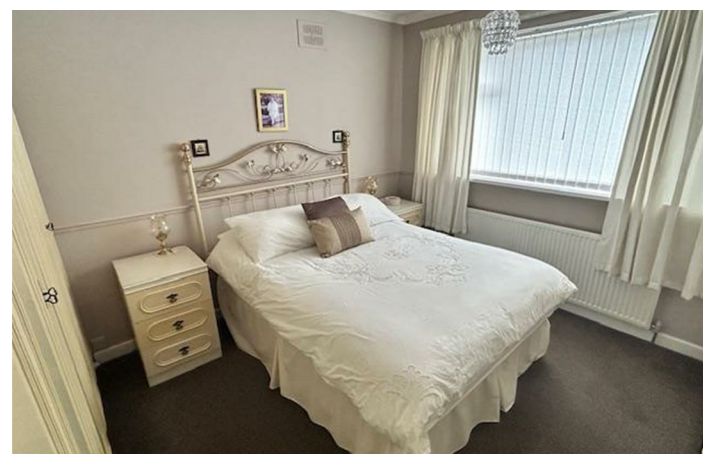
WORKSHOP

8'7" * 8'6"

Timber framed window to side elevation. Light and power supplied.

OUTSIDE AND GARDENS

To the front is a good size garden, mostly grass, with block paved driveway to the side of the property leading to a detached garage. To the rear is a large walled garden with block paved patio area and summer house to the rear.



VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.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 Mains Supplier

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier
Heating is gas and supplied by Mains Supplier

MOBILE COVERAGE

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

BROADBAND

The property broadband speed is excellent with fibre broadband available.





Local Authority Doncaster
Council Tax Band C
EPC Rating

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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.