



Smithy Croft

Bolton-Upon-Dearne, S63 8FG

Guide Price £185,000 - £195,000



- THREE BEDROOM DETACHED PROPERTY
- POPULAR CUL DE SAC AREA
- FREEHOLD
- EPC RATING: B

- GARAGE AND DRIVE
- DOWNSTAIRS WC
- LARGE BEAUTIFUL REAR GARDEN
- COUNCIL TAX BAND: C

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Nestled in the charming cul-de-sac of Smithy Croft, Bolton-Upon-Dearne, this delightful three-bedroom detached house offers a perfect blend of modern living and comfort. Built in 2017, the property boasts splendid décor throughout, creating a warm and inviting atmosphere.

As you enter, you are greeted by a spacious entrance hall leading to the perfect reception room that serves as an ideal space for relaxation or entertaining guests. Each of the three bedrooms is generously sized, providing ample space for family or guests, while the upstairs bathroom and downstairs WC brings convenience to any busy family.

One of the standout features of this property is the large, beautifully enclosed rear garden, which is south-facing, allowing for plenty of sunlight throughout the day. This outdoor space is perfect for family gatherings, gardening enthusiasts, or simply enjoying a quiet afternoon in the sun.

The property also includes a garage and a driveway, offering convenient off-road parking. Its location provides excellent commuting options, making it an ideal choice for those who travel for work or leisure.

In summary, this three-bedroom detached house in Smithy Croft is a wonderful opportunity for anyone seeking a modern home in a peaceful setting, with the added benefits of a lovely garden and convenient amenities nearby. Don't miss the chance to make this charming property your own.

ENTRANCE HALL

Through a black composite door leads straight into the homes hallway having room for coats and shoes, with doors leading to downstairs WC and lounge area. Comprising of vinyl flooring, wall mounted radiator and uPVC window.

LOUNGE

14'6" x 14'6" (4.42m x 4.42m)

A light and airy living space, drenched in natural light through a uPVC windows to the front. Beautifully decorated in neutral tones, with laminate flooring, wall mounted radiator, aerial point and telephone point in place. Staircase rising to first floor landing and further door opening into the kitchen area.

KITCHEN DINING ROOM

14'6" x 9'5" (4.42m x 2.87m)

A stunning kitchen/diner, creating a great social space for any family, offering a beautiful white kitchen with an array of wall and base units providing plenty of storage space, complimentary work surfaces over, with built in four ring gas hob and electric oven, extractor fan over, stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine, wall mounted radiator with space for tall fridge freezer. Neutral décor, uPVC window and uPVC French doors leading out to the beautiful enclosed rear garden.

DOWNSTAIRS WC

2'8" x 5'1" (0.81m x 1.55m)

Handy addition to any busy household, comprising of low flush WC, wash hand basin and uPVC window to the side.

LANDING

Spacious landing having carpet flooring with doors leading to all three bedrooms and family bathroom.

BEDROOM ONE

8'2" x 12'8" including wardrobe (2.49m x 3.86m including wardrobe)

An exquisite master bedroom boasting stunning décor with the extra storage space we all crave.

Benefiting from built in wardrobes, vinyl flooring and uPVC window overlooking the front garden.

BEDROOM TWO

8'2" x 11'2" (2.49m x 3.40m)

A further good sized double bedroom with plenty of room for extra bedroom furniture. Comprising of wall mounted radiator, laminate flooring, neutral décor and uPVC window over looking the rear garden.

BEDROOM THREE

6'1" x 8'1" (1.85m x 2.46m)

A further beautiful bedroom comprising of warm décor with carpet flooring, wall mounted radiator and uPVC window to the front elevation.

BATHROOM

6'09" x 6'1" (2.06m x 1.85m)

An elegant bathroom in serene modern tones, fitted with three piece suite. Comprising of panelled bath with shower over and glass screen, low flush WC and wash hand basin. Extra bonuses of tiled flooring with heated towel rail and frosted uPVC window to the rear.

GARAGE

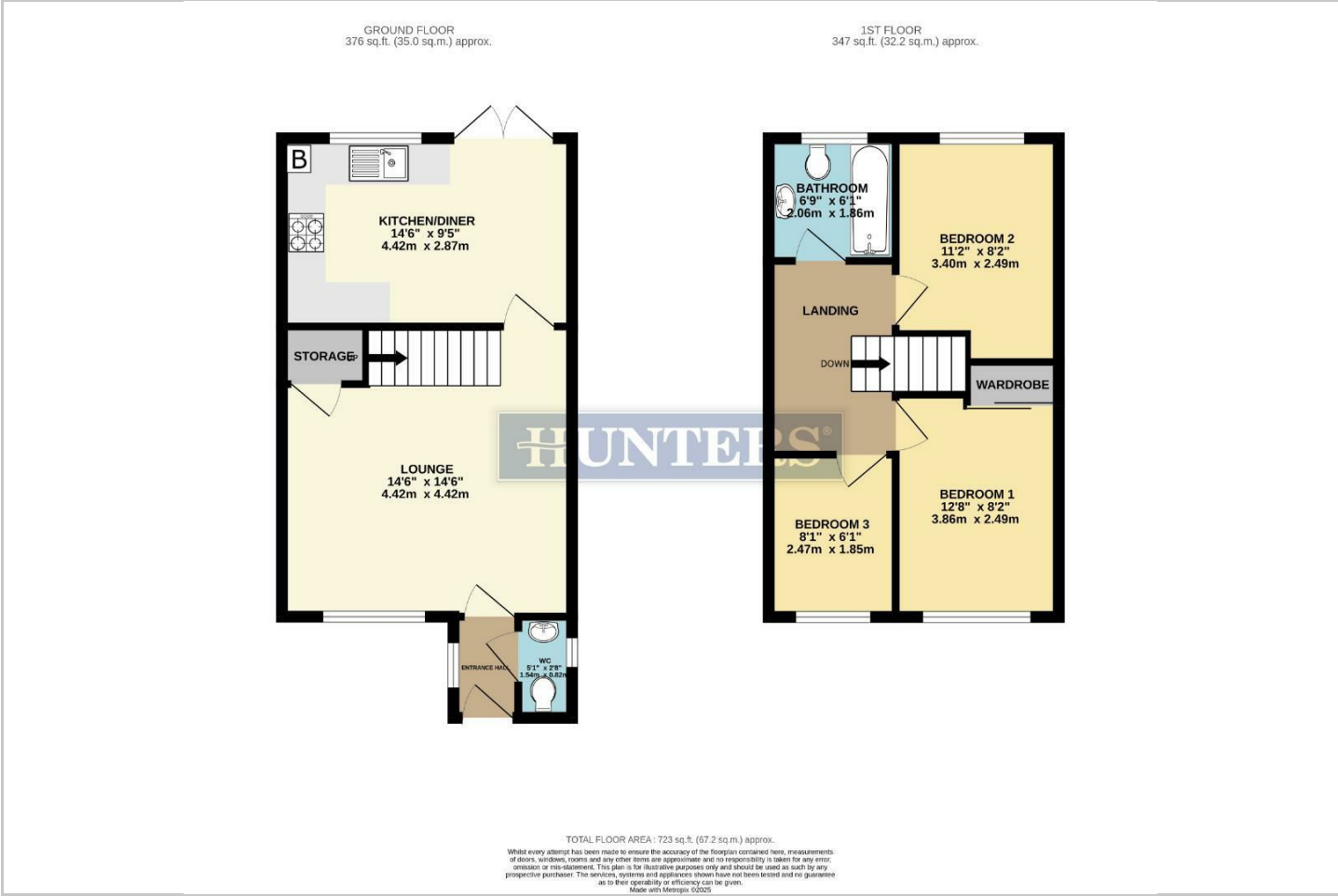
With up and over door, offering that extra secure storage we all crave or further off road parking with power and external door leading to the rear garden.

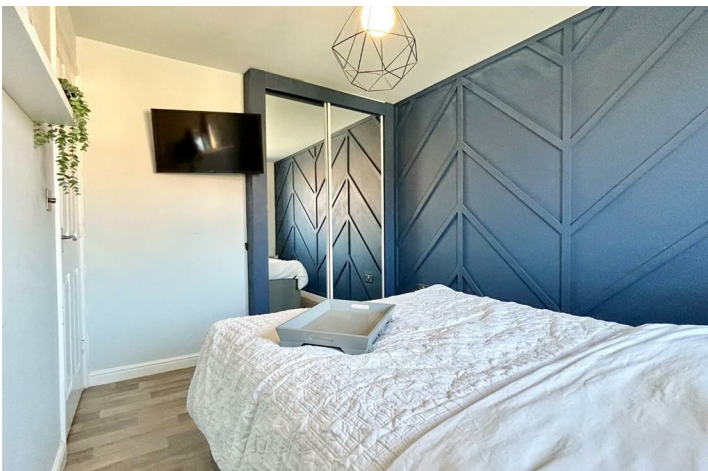
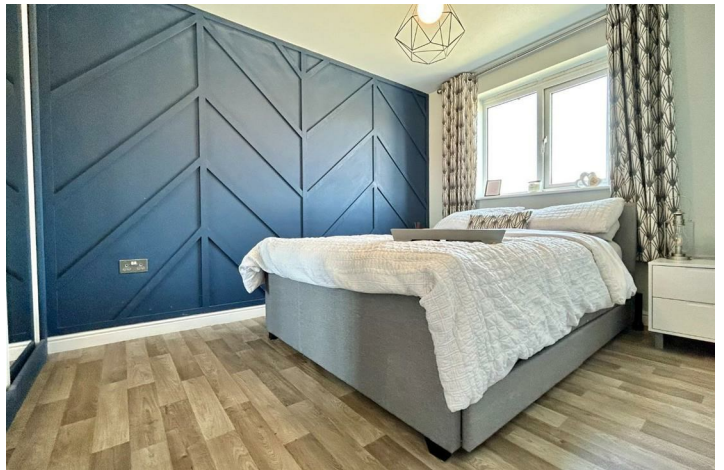
EXTERIOR

To the rear of the property is a large fully enclosed, well maintained, sun trap south facing garden. Mainly laid to lawn, with a sizeable blocked paved patio perfect for entertaining in the summer months. Surrounding by beautiful plants and shrubs creating splashes of colour to your view.

The front of the property oozes kerb appeal, located within a cul-de-sac this decorative property has a well maintained drive leading up to the attached garage with pathway giving access to entrance door. Extra bonus of charging point at the side of the property.

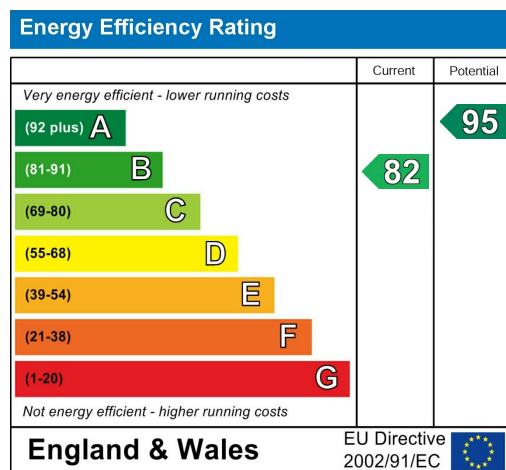
Floorplan







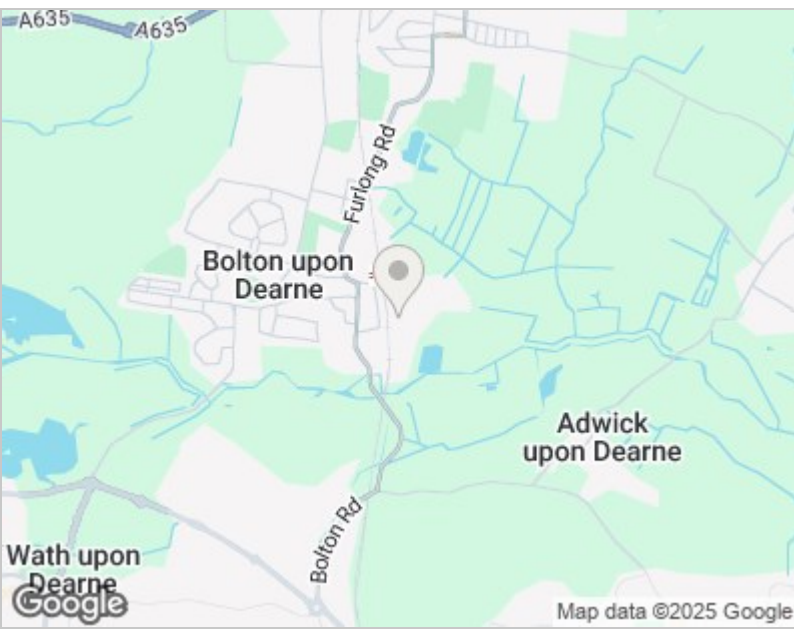
Energy Efficiency Graph



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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