

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

12 Pintail Meadow, Rhodesia



- **Exceptional three bedroom detached bungalow presented to a high specification with contemporary design and immaculate décor throughout**
- **Separate, self-contained granny flat/annexe, custom fitted to an excellent standard, providing ideal accommodation for extended family**
- **Landscaped gardens with patio areas, perfect for outdoor relaxation and entertaining**
- **Double car standing plus bin store, offering practical and well planned external features**
- **Conveniently located for village amenities and excellent transport links, including the A57, A1 and M1**

Located within a recent and highly regarded development, this impressive three bedroom detached bungalow offers a rare and versatile layout, including a separate, self-contained granny flat/annexe. The property has been finished to an exceptional standard throughout, offering stylish and flexible living accommodation ideal for modern family life. Conveniently situated close to local village amenities and with excellent access to the A57 bypass, as well as further links to the A1, M1 and beyond, the home combines peaceful surroundings with superb connectivity.

£ 320,000

12 Pintale Meadow, Rhodesia S80 3GD

In Summary

Lounge 18' x 9'2" (5.48m x 2.79m)

With upvc double glazed double doors to the rear garden.



Dining Kitchen

Offering a comprehensive range of fitted units finished in graphite and comprising base drawer and high-level cupboards with contrasting complimentary fitted worksurfaces with inset stainless steel sink unit. There are built in appliances which include fitted electric oven, four ring ceramic hob unit, and fitted stainless steel extractor canopy, stainless steel splashback, double internal doors lead to the lounge.



Bathroom

With a fitted suite in white comprising wc, wash hand basin and panelled bath with fitted glazed shower screen, fitted mixer shower, tiled splashbacks, stainless steel towel rail, inset ceiling lighting fitted extractor fan.



Master Bedroom 14'4" x 8'7" (4.36m x 2.16m)

Central heating radiator.



En Suite Shower Room

With wc, wash hand basin, shower enclosure, stainless steel towel rail and inset ceiling lighting.

Bedroom Two 11'5" x 9'5" (3.48m x 2.87m)

Central heating radiator.

Bedroom Three 9'2" x 7'2" (2.79m x 2.18m)

Central heating radiator.

The Annexe

A self-contained annexe, extremely well fitted, with electric heating and comprising.



Open plan Living kitchen 18'3" x 10'9" (5.56m x 3.27m)

Excellent range of fitted kitchen units with base drawer and high-level cupboards and with contrasting fitted worksurfaces with inset stainless steel sink unit and mixer tap. Fitted appliances include electric oven and four ring ceramic hob, ceiling mounted feature extractor fan above, provision for washing machine and fridge freezer. Feature low level led lighting ,two feature windows to the front elevation.



Bedroom 11'7" x 8" (3.53m x 2.43m)

With fitted wardrobes and high-level cupboards and bedside cabinets.



Shower Room

Superbly well fitted with low flush wc wash hand basin set in a vanity unit, walk in shower enclosure, extractor fan, fully tiled walls, Aquaboard ceiling with inset ceiling lighting, extractor fan, fitted illuminated vanity mirror.



Outside

The property stands in a pleasant location within this desirable development. The external areas have been landscaped with the frontage benefiting from twin lawns, a central paved access pathway and planted hedging to the front boundary.

The side approach provides a double driveway with car hardstanding area in front of the annexe with a paved pathway providing pedestrian access to the same.

To the rear of the bungalow are very pleasant gardens landscaped with extensive paved patio areas, planted low maintenance designed borders, attractive lawn. There is a further paved patio area to the rear of the annexe with a feature stone Gabion retaining wall and a recess area to the side of the main bungalow.



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.