

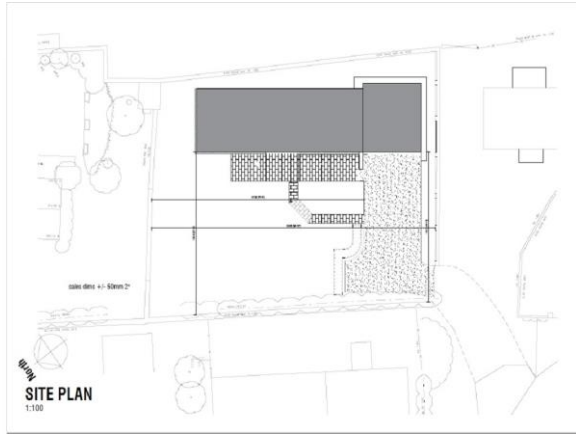


**Stone Cottage Crow Tree Lane, Adwick-Upon-Dearne
Mexborough S64 0NT**

welcome to

Stone Cottage Crow Tree Lane, Adwick-Upon-Dearne Mexborough

TOP OF THE PLOTS! Stone Cottage welcomes you to a marvel of modern living. This brand new, impeccably built, bungalow sets the standard for contemporary style & elegance. Prepare to be enchanted as you step into this exquisite home, bursting with charm, sophistication & impeccable craftsmanship!





Hallway

Sitting Room

17' 5" x 11' 4" (5.31m x 3.45m)

Open Plan

Kitchen/Diner/Family

17' 5" x 22' 8" (5.31m x 6.91m)

Bedroom One

17' 5" x 11' 11" (5.31m x 3.63m)

En-Suite

5' 4" x 7' 11" (1.63m x 2.41m)

Bedroom Two

13' 8" x 8' 9" (4.17m x 2.67m)

Family Bathroom

5' 8" x 7' (1.73m x 2.13m)

Double Garage

19' 10" x 17' 7" (6.05m x 5.36m)

Outside

Internal Spec List

External Spec List

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 www.focalagent.com

welcome to

Stone Cottage Crow Tree Lane, Adwick-Upon-Dearne Mexborough

- Luxurious 2 bedroom brand new bungalow. A masterpiece of modern living. Council Tax tbc
- Extremely sought after picturesque village of Adwick upon Dearne
- Spacious accommodation throughout
- High specification finished to the highest of contemporary standards - see brochure for internal & external spec list
- Air source heat pump and underfloor heating

Tenure: Freehold EPC Rating: Exempt

guide price

£380,000-£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118442



Property Ref:
MXB118442 - 0003

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

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