



**Buzzard Avenue, Mexborough S64 0NW**

**welcome to**

**Buzzard Avenue, Mexborough**

CATCH THE BUZZ ON BUZZARD AVENUE. Nestled in the heart of the prestigious Pastures Estate, this stunning, modern style 3-bedroom semi-detached home effortlessly combines contemporary design with comfort & practicality. With a driveway & a delightful rear garden, THIS MUST BE VIEWED!





## **Ground Floor:** **Entrance Hallway**

The entrance hallway is presented with a central heating radiator and an entrance door to the front.

## **Downstairs W.C**

Fitted with a W.C, a hand wash basin and a central heating radiator.

## **Lounge**

12' 1" x 13' 1" ( 3.68m x 3.99m )

A lovely living & family space, which has a central heating radiator and a UPVC double glazed window to the front.

## **Kitchen**

15' 5" x 15' 9" to max ( 4.70m x 4.80m to max )

A stylish and well-appointed modern style kitchen/diner, featuring a comprehensive selection of wall and base units topped with sleek work surfaces. It includes an inset sink with drainer, an electric oven paired with a gas hob, and a cooker hood overhead. The space is also equipped with plumbing for a washing machine & a dishwasher and an integral fridge/freezer. The room also benefits from a central heating radiator, a useful storage cupboard and UPVC double-glazed patio doors, allowing natural light to brighten the room.

## **1st Floor:** **Landing**

Having a central heating radiator and access to the loft.

## **Bedroom One**

9' 8" x 11' 2" ( 2.95m x 3.40m )

A front facing bedroom which has a central heating radiator, fitted wardrobes providing hanging & storage space and a UPVC double glazed window to the front.

## **En Suite**

A stylish suite, which comprises of a shower cubicle, a W.C & hand wash basin and a central heating radiator. There is also a UPVC double glazed window

to the front..

## **Bedroom Two**

10' 10" x 8' 7" ( 3.30m x 2.62m )

A rear facing bedroom which has a central heating radiator and a UPVC double glazed window to the rear.

## **Bedroom Three**

6' 6" x 11' 6" ( 1.98m x 3.51m )

A rear facing bedroom which has a central heating radiator and a UPVC double glazed window to the rear.

## **Bathroom**

Another beautifully designed suite, which comprises of a bath with a shower over, a W.C & hand wash basin, a central heating radiator and a UPVC double glazed window.

## **Exterior:**

To the front of the property, a driveway offers off-street parking.

At the rear, you'll find a charming garden designed for relaxation and social gatherings. It features a well maintained lawn and a stylish patio area - ideal for entertaining family and friends in comfort and style.



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## **Buzzard Avenue, Mexborough**

- Modern style 3 bedroom semi detached. EPC C. Council Tax B
- Highly sought after residential estate
- semi rural feel yet excellently placed for amenities, schools, shops, transport links & scenic walks
- Absolutely stunning throughout, stylishly finished & move in condition
- Downstairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £200,000



Please note the marker reflects the postcode not the actual property

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