



**Green Rise, Rawmarsh Rotherham S62 7DH**

**welcome to**

**Green Rise, Rawmarsh Rotherham**

£350,000 - PICTURE PERFECT - This two bedroom detached bungalow with ANNEX boasts beautifully presented & spacious accommodation throughout, a garage with driveway and stunning front & rear gardens...NOT TO BE MISSED - CALL NOW!



### **Lounge**

20' 4" to maximum point x 10' 9" into chimney breast recess ( 6.20m to maximum point x 3.28m into chimney breast recess )

Having a front facing double glazed window and two central heating radiators.

### **Kitchen**

8' 10" to maximum point x 14' 8" to maximum point ( 2.69m to maximum point x 4.47m to maximum point )

Fitted with wall and base units housing the integrated hob, the oven and the extractor fan, the fridge/freezer, dishwasher & the washing machine with coordinating worktops housing the sink & drainer. Having a front facing double glazed window, a side facing double glazed window and door and a central heating radiator.

### **Reception Room**

8' 10" to maximum point x 9' 3" to maximum point ( 2.69m to maximum point x 2.82m to maximum point )

Having a side facing double glazed window and a central heating radiator.

### **Conservatory**

11' to maximum point x 11' 1" to maximum point ( 3.35m to maximum point x 3.38m to maximum point )

Having rear facing double glazed French doors leading to the garden and a central heating radiator.

### **Inner Hall**

Having a built in storage cupboard and loft hatch providing entry to the loft.

### **Bedroom One**

10' 8" to maximum point x 13' 4" onto fitted wardrobes ( 3.25m to maximum point x 4.06m onto fitted wardrobes )

Having a side facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

### **Bedroom Two**

13' 9" x 9' 11" to maximum point ( 4.19m x 3.02m to maximum point )

Having a rear facing double glazed window and a

central heating radiator. Also providing entry to the loft via hatch.

### **Bathroom**

Fitted with a bath and a separate shower cubicle, a hand wash basin and a W.C. Having a side facing double glazed obscured window, a heated towel rail, spotlights to the ceiling and an extractor fan.

### **Annex**

The annex comprises of a Living Room, Kitchen, Bedroom (3), Conservatory and Bathroom.

### **Outside**

To the front is a good sized block paved driveway leading to the garage providing ample off road parking along with a lawned garden.

To the rear is a beautifully presented lawned garden & a patio area all enclosed with fencing.

### **Garage**

The detached garage is fitted with power.



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## Green Rise, Rawmarsh Rotherham

- Two bedroom detached bungalow
- Sought after location - well placed for amenities & transport links
- Beautifully presented & spacious accommodation throughout
- Additional ANNEX with own Kitchen & Bathroom
- Stunning lawned gardens to the front and rear

Tenure: Freehold EPC Rating: Awaiting

# £350,000



Please note the marker reflects the postcode not the actual property

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