

**FOR SALE**



**Cotswold Crescent, Whiston**  
**Asking Price Of £295,000**

  
**MARTIN & CO**



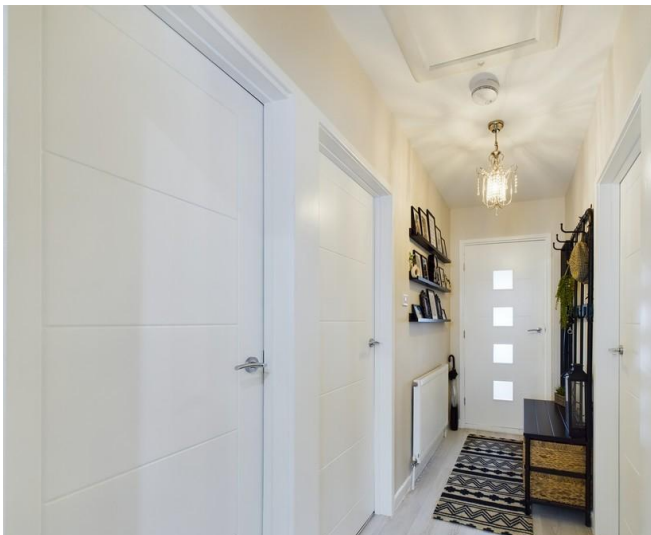
## Cotswold Crescent, Whiston

2 Bedrooms, 1 Bathroom

Asking Price Of £295,000

- Two double bedrooms
- Detached
- Refurbished
- Generous size garden
- Lounge / dining room

Located in a highly sought-after area, this stunning two double bedroom bay windowed detached bungalow has undergone total refurbishment by its current owners, to include re wire, central heating, new upvc windows and doors, re plastered, new kitchen, bathroom and fitted wardrobes, making it an absolute must-see. No expense has been spared outside either, as the rear garden is a true oasis perfect for outdoor entertaining or relaxation, complete with stone patio area artificial lawn, further decking area and a charming summer house which can be utilized as a home office, entertainment area or playroom. Its convenient proximity to local amenities, public transport links, Sheffield Parkway, and the M1 motorway ensures that it would appeal to a wide range of potential buyers.



As you step into the property through the front entrance porch, an inviting entrance hall welcomes you and provides access to all the living areas. The lounge/dining room, with its dual aspect windows to the front and side, including a beautiful bay window, fills the space with an abundance of natural light. The kitchen boasts a range of contemporary fitted wall and base units, complete with integrated appliances.

The master bedroom offers a bay window and fitted

wardrobes, providing ample storage space. Currently utilized as a sitting room, the second bedroom features French doors that lead out to the rear garden. The shower room is fitted with a pristine white suite, featuring his & her vanity sinks.

Outside, the property features a generously sized, low maintenance garden. The front garden is beautifully landscaped, and a side drive provides off-road parking for up to three cars. The rear garden is a true oasis, complete with patio area, a decked area, artificial lawn, raised sleeper borders, and even a charming summer house. This space is perfect for outdoor entertaining and relaxation.

**ENTRANCE PORCH** With a front facing composite entrance door and door to the entrance hall.

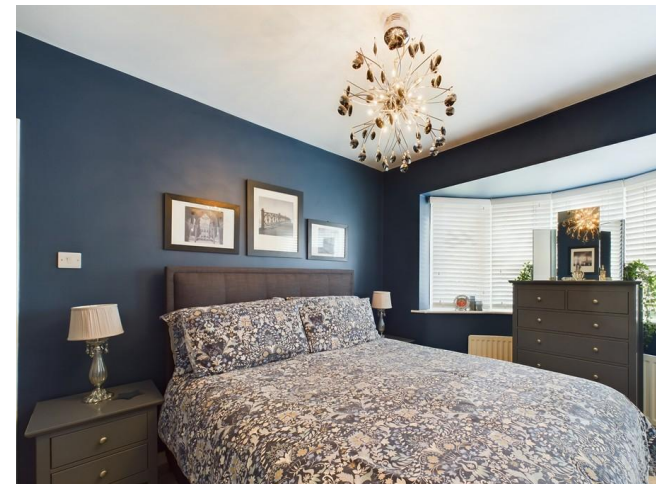
**ENTRANCE HALL** With access doors to all living accommodation fitted with luxury vinyl flooring. Access to the loft via hatch and folding ladder, the loft been

partially boarded offering an abundance of storage space and housing the combination boiler.

**LOUNGE / DINING ROOM** A generous size lounge/dining room which comfortably accommodates living and dining suites. Having dual aspect windows to the side and front, the front is a bay window adding character to the room.

**KITCHEN** A contemporary style kitchen with an extensive range of fitted wall and base units, including extractor hood and under lighting and downlights to the ceiling. Base units are set beneath contrasting worktops which include a single bowl sink, Smeg gas hob, integrated fridge freezer, dishwasher, plumbing for washing machine, eye level Smeg electric fan assisted oven, glass tiled splash backs, luxury vinyl flooring, rear facing window and side facing entrance door.

**BEDROOM ONE** A double size room which has a range of fitted wardrobes to two walls and front facing



bay window adding character to the room.

**BEDROOM TWO** A good size double bedroom, currently utilized as a second sitting room, with luxury vinyl flooring and French style doors open onto the beautiful rear garden.

**BATHROOM** A luxurious bathroom which has his & her floor standing vanity sink units with fitted storage to either side and two mirror fronted bathroom cabinets. There is a low flush w.c, walk in shower cubicle with feature decorative paneling, rain fall shower downlights to the ceiling, rear facing window.

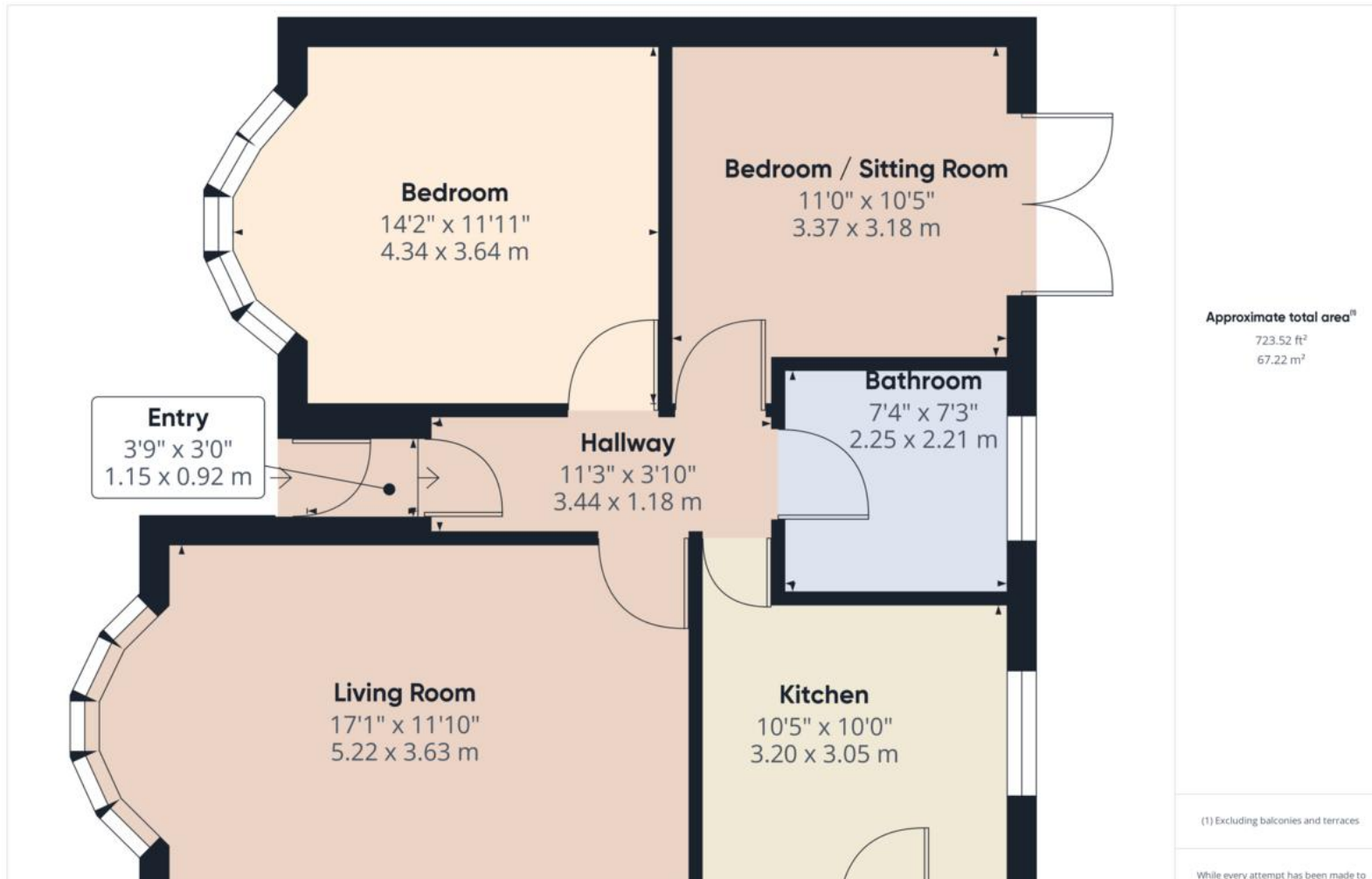
**OUTSIDE** To the front of the property is a lawn garden, slate and shrub borders. There are double gates which open onto the drive providing off-road parking for up to three cars. To the rear is an enclosed garden which is low maintenance with patio areas which extend to the side, decked area and artificial lawn. There are raised borders with sleeper edges. Summer house / home

office / playroom with four double electric points internal and external lighting.



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