

FOR SALE



Greenfield Court, Flanderwell
Guide Price £180,000


MARTIN&CO



Greenfield Court, Flanderwell

2 Bedrooms, 1 Bathroom

Guide Price £180,000

- Semi detached bungalow
- Two bedrooms
- No chain
- Well appointed
- Cul de sac

GUIDE PRICE £180,000 - £190,000. Tucked away in a quiet cul-de-sac in Flanderwell, Greenfield Court presents a well-positioned semi-detached bungalow offered with no onward chain. The layout has been thoughtfully arranged to make good use of the space, with a balance of practical features and modern touches. It's set in a residential spot that's popular with a wide range of buyers thanks to the convenient access to nearby shops, public transport links, and green spaces.

The property starts with a block-paved driveway behind double gates, offering a neat and low-maintenance frontage. There's a lawned area with brick wall edging and a second set of gates leading further up the driveway toward a detached garage. This setup works well for anyone wanting secure off-road parking or looking for extra outdoor space for storage or potential workshop use.

Inside the property opens into a dining kitchen fitted with modern grey units, an integrated oven, hob and extractor fan. There's space for a table, making this a practical and sociable area. The grey finish and clean lines give it a neutral style that can suit different tastes. From here, the living room sits at the front of the house, with a bow window that adds a little character and brings in plenty of natural light. The wall-mounted electric fire makes a neat focal point



and gives the space a more contemporary feel. Both bedrooms are located at the back of the property. The main bedroom is a comfortable double, with a window looking onto the rear garden. Bedroom two is currently set up as a second sitting room and benefits from patio doors that open straight onto the back garden, giving an easy connection to the outside. The bathroom has been updated with a white three-piece suite, including a panelled bath, vanity sink and WC. Everything has been kept neutral and tidy, ready to move straight into. Outside, the rear garden is enclosed with fencing and includes a paved patio area directly off the house, ideal for setting up a seating area. There's also a lawn bordered by planting areas, offering manageable outdoor space with scope to do more if desired. The garden's layout combines privacy and practicality without being too high maintenance. Flanderwell itself is a well-established area popular with buyers looking for a mix of quiet residential streets and good local infrastructure. Just a few minutes' walk or drive away are a number of key amenities, including

a Morrisons Daily and ALDI on the nearby Flanderwell Lane, plus smaller independent shops and takeaways. For those needing public transport, there are frequent bus services into Rotherham town centre and other surrounding areas. The property is also well positioned for road access, with the M18 and A631 both within easy reach. For schools, the property falls within the catchment area for local primaries such as Flanderwell Primary School and Bramley Sunnyside Junior School, both of which have strong reputations locally. Wickersley School and Sports College is the nearest secondary option and is highly regarded in the area. The location combines practicality and peace, offering a tucked-away plot while still being close to everything needed for day-to-day living. For those looking to downsize, start fresh or simply enjoy a well-placed home with scope for some light updating or personalisation, this property will appeal.

DINING KITCHEN With a range of fitted wall and base



units in grey, wall units include extractor hood. Base units are set beneath worktops which include a hob, oven, one and a half bowl sink, tiled splash backs and panelled ceiling with downlights. Having a front facing window, side facing entrance door and store cupboard housing the central heating boiler.

LOUNGE A generous size lounge, originally designed as a lounge / dinning room. With coving to the ceiling, wall mounted contemporary electric fire and front facing bow window.

INNER HALL With loft access.

BEDROOM ONE A generous size double bedroom with coving to the ceiling and rear facing window.

BEDROOM TWO Currently used as a second sitting room, with side facing window and rear facing doors opening onto the garden.

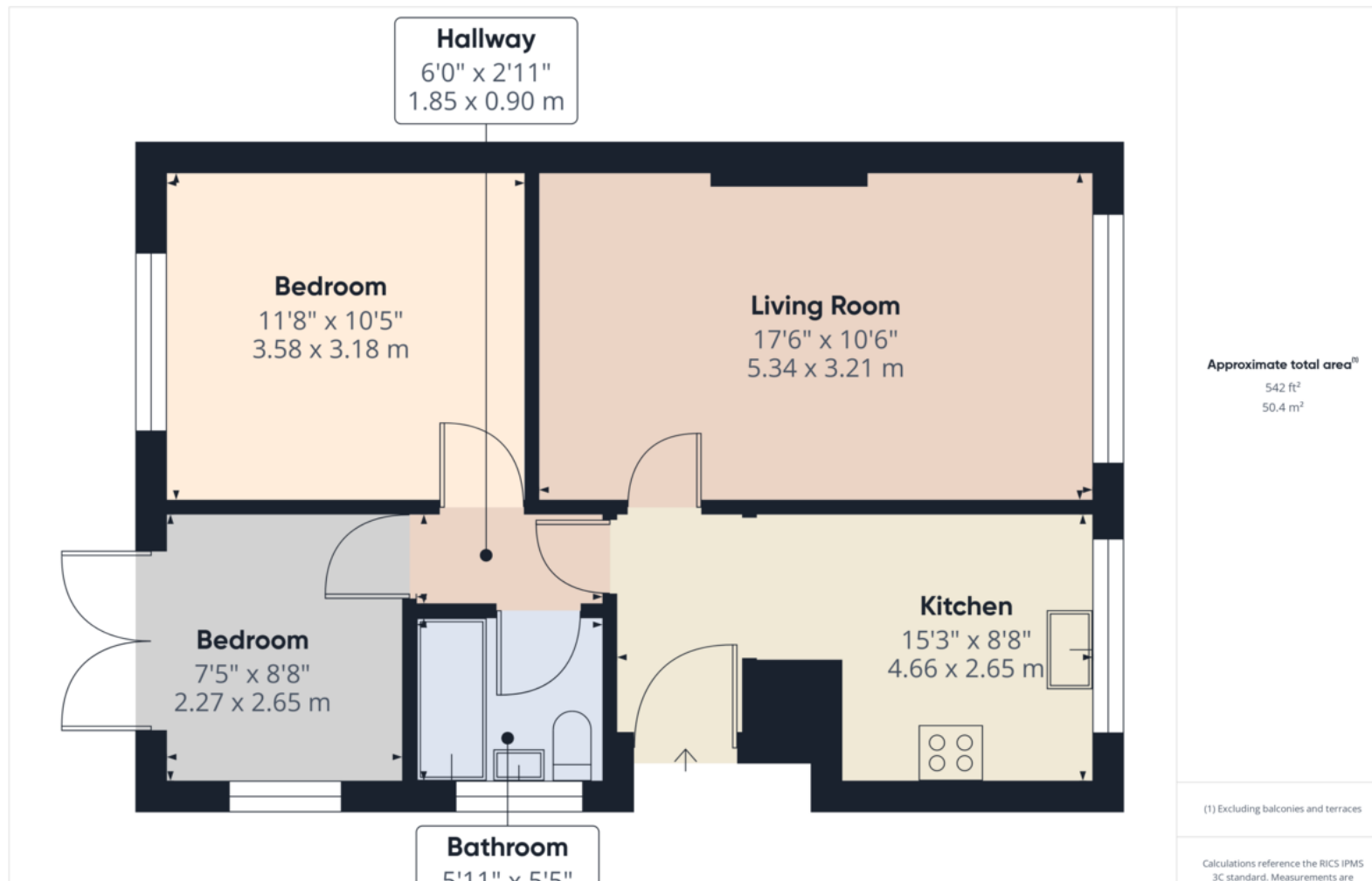
BATHROOM Having a white three piece suite which comprises of a bath, vanity wash hand basin, low flush w.c, panelled ceiling with downlights and side facing window.

OUTSIDE To the front of the property there is a decorative wall with double gates which open onto a block paved drive and lawn with borders. Further double gates open giving access to the single garage. To the rear of the property is an enclosed garden with patio area, shed and lawn with shrub borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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