

Crucible

Homes



Dunlin Close
Rotherham, S61 2UL

£380,000

Overview

Detached Family Home | Four
Double Bedroom

Expansive Plot | Generous Front &
Rear Gardens

Detached Garage & Ample Off-Road
Parking

Scope to Modernise & Extend

Prime Cul-de-Sac Location | Quiet,
Safe & Highly Regarded Area



Description

Step into a light-filled entrance hallway, where a striking mid-height staircase window sets a bright and welcoming tone. The open-plan lounge and dining room is both sociable and serene, with a large front-facing bay window and French doors opening directly to the rear garden-blending indoor and outdoor living with ease.

The breakfast kitchen is impressively spacious, featuring a classic range of wooden cabinetry, walk-in corner pantry, range-style cooker with hob, and fully tiled flooring-ideal for everyday living and entertaining alike. French doors offer a second access point to the garden, while a ground floor WC adds everyday convenience.

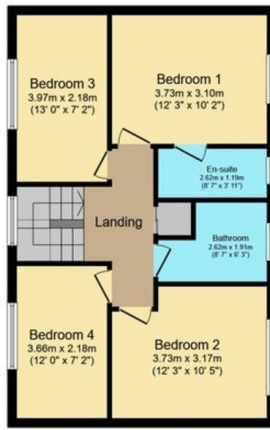
Upstairs, the home offers four generous double bedrooms, including a principal suite with en-suite shower room, alongside a contemporary family bathroom with over-bath shower.

The home is set on a wider-than-average plot, with well-maintained gardens to the front and rear, a detached garage, and plentiful driveway parking.





Ground Floor
Floor area 58.9 sq.m. (634 sq.ft.)



First Floor
Floor area 58.1 sq.m. (625 sq.ft.)

Total floor area: 117.0 sq.m. (1,260 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybook.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRS
Property Redress Scheme

