



16 De Montford Drive

Kilnhurst, Mexborough, S64 5WF

£250,000



Occupying a highly desirable position on a popular estate, this beautifully presented four-bedroom detached house is situated on a quiet cul-de-sac, offering direct views of the canal. This stunning home provides spacious and modern family living and is perfect for those seeking a peaceful yet convenient location.

With canal-side walks right outside your front door, this home is also ideally located close to local amenities, schools, shops, public transport, and motorway networks.

Viewings are highly recommended to truly appreciate all this property has to offer.



GROUND FLOOR

ENTRANCE HALL

Having a side facing double glazed window, radiator and stairs rising to first floor.

LOUNGE

A spacious living & family area which comprises front facing double glazed window and radiator.

DINING KITCHEN

An immaculate & modern style kitchen/diner which is fitted with a range of wall and base units with co-ordinating work surfaces & complimentary tiled splash backs housing the an inset sink and drainer unit and the electric oven and a gas hob with a cooker hood above. There is also space for a fridge freezer, radiator and a UPVC double glazed window and french doors leading onto the delightful rear garden.

UTILITY ROOM

Located via the kitchen/diner - this useful utility space comprises of base units with a work surface, complimentary tiled splash backs and an inset sink and drainer unit. There is also plumbing for a washing machine, a wall mounted boiler and a door to the side.

DOWNSTAIRS WC

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

FIRST FLOOR

LANDING

MASTER BEDROOM

A front facing bedroom, having two double glazed windows to the front, a radiator and a door leading through to the en-suite shower room.

EN-SUITE

A three piece suite comprising tiled shower cubicle, a W/C & hand wash basin. There is also a radiator and a UPVC double glazed window to the side.

BEDROOM TWO

A double bedroom which comprises of a radiator and a UPVC double glazed window.

BEDROOM THREE

Having a radiator and a UPVC double glazed window.

BEDROOM FOUR

Presented with a radiator and a UPVC double glazed window to the front.

HOUSE BATHROOM

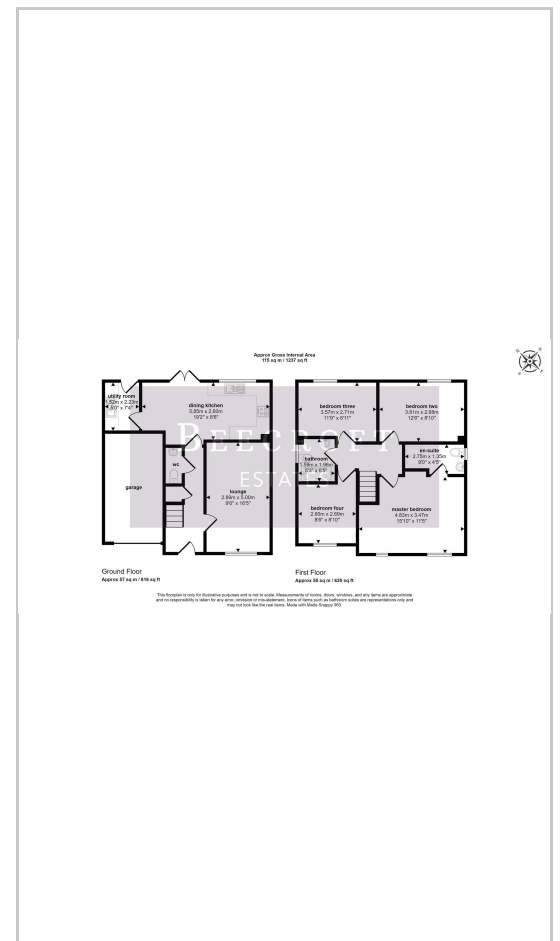
A partially tiled & stylish suite, which comprises of a bath, a W/C & hand wash basin, a central heating radiator and a UPVC double glazed window to the side.

OUTSIDE

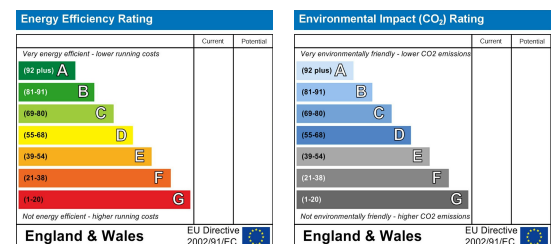
Area Map



Floor Plans



Energy Efficiency Graph



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