



3 Wharncliffe Close, Rawmarsh, Rotherham, S62 7LL

**Offers Around £350,000**

\*\*\*THE VENDOR IS OPEN TO REASONABLE OFFERS\*\*\*

OCCUPYING A SUBSTANTIAL PLOT ON A SMALL CUL-DE-SAC IS THIS 4 BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

The accommodation is extremely versatile and spacious, briefly comprising of a Reception Hall, large Lounge, separate Dining Room, Kitchen, Utility Room, 4 Bedrooms and Shower Room. There are lawned gardens to all sides with driveway and Garage.

**RECEPTION HALL 11'9" x 10'1" (3.6 x 3.08)**



With uPVC front door and half glazed side panel. Two cloaks cupboards, radiator and wood panelling to the walls and ceiling. Cloaks cupboard housing the 'Vokera' gas combination boiler

**LOUNGE 24'1" x 12'4" (7.36 x 3.76)**



Having two uPVC picture windows overlooking the front garden, two radiators and tiled fireplace surround.

**DINING ROOM 12'7" x 11'0" (3.85 x 3.37)**



With radiator and rear facing uPVC window

**KITCHEN 11'1" x 10'11" (3.4 x 3.34)**



With base and wall cupboards, gas hob and high level extractor hood with electric double oven. 'Myson' gas wall heater, rear facing uPVC window and walk-in Pantry

**UTILITY ROOM 8'8" x 5'10" (2.65 x 1.79)**



With base and wall cupboards and stainless steel sink, space and plumbing for washing machine, double panelled radiator, uPVC rear entrance door and window

**SHOWER ROOM 8'7" x 5'7" (2.62 x 1.71)**



With shower cubicle, pedestal wash hand basin and W.C. heated towel rail, tiled walls and two uPVC opaque windows

**INNER HALL**

**REAR BEDROOM ONE 12'5" x 11'4" (3.79 x 3.46)**



With radiator, uPVC, fitted wardrobes and vanity wash hand basin

**FRONT BEDROOM TWO 12'5" x 8'7" (3.8 x 2.64)**



With fitted wardrobe, radiator and uPVC window

**REAR BEDROOM THREE 10'10" x 11'4" (3.32 x 3.46)**



With radiator and uPVC window

**FRONT BEDROOM FOUR 8'11" x 11'11" (2.73 x 3.65)**



(The measurement not including the fitted wardrobes running the length of one wall,) radiator and uPVC window

**OUTSIDE**



The bungalow was constructed over two plots

# Floor Plan

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Total floor area 126.9 sq.m. (1,366 sq.ft.) approx (Excluding Garage)



Ground Floor

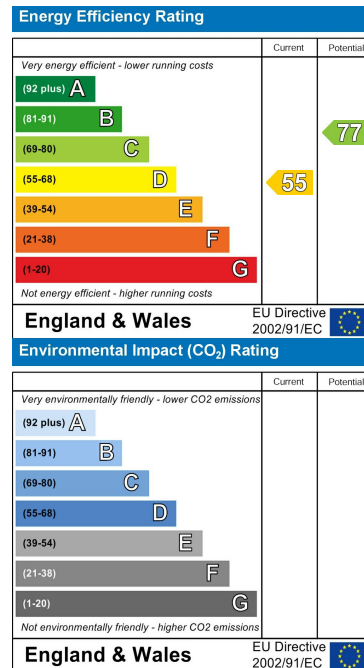
Floor plans are for identification purposes only. All measurements are approximate.

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# Area Map



# Energy Efficiency Graph



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