



4 The Rotunda, Beckingham, DN10  
4FF



# £170,000



## KEY FEATURES

- NO UPWARD CHAIN
- SEMI RURAL LOCATION
- TWO DOUBLE BEDROOMS
- OPEN LIVING, KITCHEN, DINING ROOM
- BATHROOM
- PRIVATE ENCLOSED GARDEN
- EPC RATING 'TBC'
- FREEHOLD







This well-proportioned end of terrace house is presented as an excellent freehold opportunity in Beckingham, South Yorkshire. The property offers two spacious double bedrooms, with thoughtful design to accommodate comfortable living. A highlight of the house is the open plan arrangement for the living, kitchen, and dining areas, contributing to a versatile and modern layout that is suitable for a range of lifestyle requirements.

The property features a family bathroom, complemented by gas central heating throughout to ensure comfort in all seasons. A private, enclosed garden provides outdoor space for relaxation, recreation, or entertaining, enjoying a degree of seclusion. At the front of the house, a driveway offers convenient off-street parking, adding further practicality for residents and visitors alike.

One of the notable assets of this residence is the large outbuilding, which presents a valuable opportunity for conversion into a home office or additional storage space, subject to any necessary consents. The property also benefits from being offered with 'no upward chain', streamlining the purchasing process for prospective buyers.

Energy Performance Certificate (EPC) rating is currently listed as 'to be confirmed'. Tenure is freehold, giving greater control and flexibility to the owner.

#### Local area

Situated within the sought-after village of Beckingham in South Yorkshire, the property enjoys a semi-rural location. The area combines

the appeal of countryside surroundings with convenient access to local amenities. Beckingham is well-regarded for its sense of community and proximity to key transport links, making it a desirable setting for a range of potential residents.

#### Open-Plan Living / Dining / Kitchen Room: 7.34m x 3.46m (24'1" x 11'5")

Living Area:

Double-glazed window to the front aspect, TV point, parquet flooring, two radiators, and an under-stairs storage cupboard. Stairs lead up to the first-floor accommodation. A UPVC door features a double-glazed obscure glass window.

Kitchen Area:

A continuation of the parquet flooring. Equipped with a range of wall and base units, a 1.25 bowl sink with drainer and mixer tap, and plumbing/space for a freestanding washing machine. Integrated appliances include an electric fan-assisted oven and a 4-ring gas hob with an extractor hood over. A dedicated cupboard houses the Ideal Logic Combi 24 boiler. Features a panel radiator, a second double-glazed window to the rear aspect, and a UPVC door with double-glazed obscure glass leading to the garden.

#### Downstairs WC

Wall-mounted wash hand basin and a dual-flush WC.

#### Landing

Carpeted flooring providing access to all first-floor accommodation and the loft.

#### Bedroom One 2.76m x 4.48m (9'1" x 14'8")

Double-glazed window to the rear aspect, panel radiator, TV point, and carpeted throughout.

#### Bedroom Two 4.42m x 2.36m (14'6" x 7'8")

Two double-glazed windows to the front aspect (one with obscure glass), panel radiator, TV point, and carpeted throughout.

#### Bathroom 2.12m x 1.94m (7'0" x 6'5")

Double-glazed obscure glass window to the rear aspect. Fitted with a wash hand basin, dual-flush WC, panel radiator, and a bath with a mixer tap and wall-mounted showerhead.

#### Externally





#### Front Space:

Small path leading to the front door with a rotunda and small shingle edging.

#### Rear Garden:

A private and enclosed space featuring a gravel area and a slabbed pathway leading to the rear building.

#### Rear Outbuilding (5.15m x 4.5m):

Currently used as storage space, offering an excellent opportunity to convert into a studio, home gym, or garage.

### Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

### Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



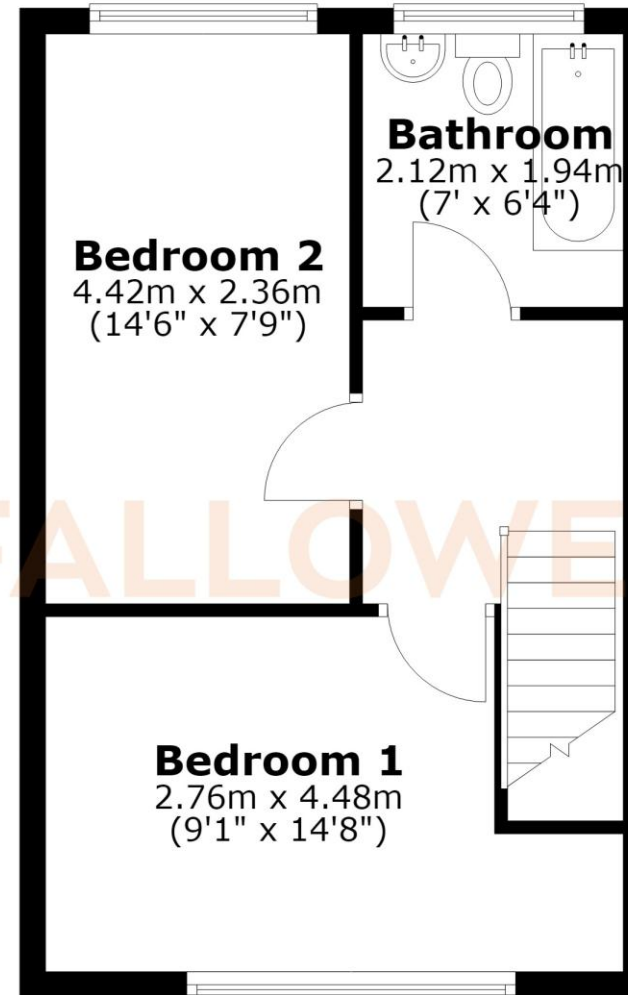
## Ground Floor

Approx. 25.4 sq. metres (273.4 sq. feet)



## First Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



Total area: approx. 57.3 sq. metres (616.5 sq. feet)

