



66 QUEENSWAY ROTHERHAM, S60 3EE

£595,000
FREEHOLD

Occupying a generous plot in this highly desirable residential area, this spacious three-bedroom detached bungalow offers versatile accommodation and is ideally situated within the catchment area for excellent schools. Conveniently located close to Rotherham Hospital and with easy access to the motorway network, this superb home is perfectly suited to families and those looking to downsize without compromising on space. The property is approached via a block-paved driveway providing ample off-road parking and leading to the attached garage. Attractive, mature trees, shrubs and well-established gardens enhance both the front and rear of the property, creating a private and peaceful setting. Inside, a spacious entrance hall welcomes you into the home. The well-appointed kitchen features a comprehensive range of wall and base units, a fitted dresser and integrated appliances, including a dishwasher, with a separate utility room providing additional practicality. The generous accommodation comprises three well-proportioned bedrooms, two bathrooms, a separate dining room, and a dressing room offering excellent flexibility. The impressive L-shaped lounge/dining room is a real feature of the property, with patio doors opening directly onto the rear garden, making it ideal for both everyday living and entertaining. Warm air central heating. Properties of this size and calibre rarely become available in this popular location. Offering spacious accommodation on a substantial plot, this exceptional bungalow is ideal for a growing family or those seeking a comfortable retirement home. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer. **BOOK A VIEWING NOW - DO NOT MISS OUT**

Kendra
Jacob

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- Superb Detached Bungalow • Sought After Location • Convenient For The Motorway Network • Driveway And Garage • Warm Air Central Heating • L-Shaped Lounge Diner • Three Bedrooms Or Two Bedrooms Plus Dining Room • Two Bathrooms • Superb Kitchen and Separate Utility Room • BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance Hall

A composite front door leads into the spacious entrance hall. Having windows to the front and rear elevations allowing in extra natural light. Warm air unit to the ceiling and having decorative coving to the ceiling and dado rail.

L-Shaped Lounge Diner

Superb L-shaped Lounge Diner having patio doors opening onto the rear garden and patio area. A focal point of the room is the Adam style fireplace with electric fire inset having marble effect back and hearth. Another feature is the exposed brickwork to two walls. There are two windows overlooking the front elevation and front garden and having 4 warm air floor units. There is decorative coving to the ceiling and dado rail.

Dining Room/Bedroom Three

With decorative coving to the ceiling, dado rail, window overlooking the front elevation and warm air central heating unit.

Shower Room

Spacious shower room with shower cubicle, wash hand basin and low flush WC. There are spot lights to the ceiling, warm air central heating, decorative coving to the ceiling, wall fan and towel rail.

Kitchen

Superb kitchen with a range of wall and base units, storage units, dresser and having leather granite work surfaces. There is a Belfast sink with mixer tap. There is a gas hob, electric oven and extractor fan. There is also an integrated

dish washer and spot lights to the ceiling. Amtico flooring. Decorative coving to the ceiling. Window overlooking the landscaped rear garden.

Utility Room

Good sized utility room having plumbing for automatic washing machine (which is included in the sale), wall and base units with leather granite work surfaces over and having Belfast sink with mixer tap. Amtico flooring. There is a storage unit which houses the boiler. A rear door opens onto the rear garden and patio area. Window to the side elevation.

Master Bedroom

The master bedroom has a window overlooking the front elevation, decorative coving to the ceiling, dado rail and warm air central heating.

Bedroom Two

With window overlooking the rear elevation, decorative coving to the ceiling, dado rail and warm air central heating.

Dressing Room

With window overlooking the rear, decorative coving to the ceiling and warm air central heating.

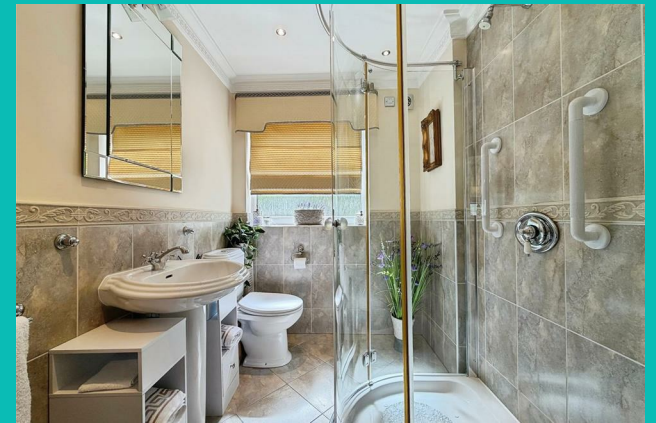
Family Bathroom

Briefly comprising of panelled bath with glass shower screen and over bath shower. Close coupled vanity wash hand basin and low flush WC. Window overlooking the rear elevation and having spot lights to the ceiling. Tiled flooring. Warm air central heating.

Outside

To the front of the property is a lawned area of garden having a block paved driveway to the side. The driveway provides ample off road parking and leads to the attached garage with up and over door. There is power and light and water supply fitted to the garage. To the side is a gate which gives access to the beautifully laid out rear garden. There are two patio areas which are perfect for entertaining, fully enclosed and having mature trees and bushes to both the front and rear gardens. This plot needs to be viewed to appreciate the size of it.

66 QUEENSWAY





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ADDITIONAL INFORMATION

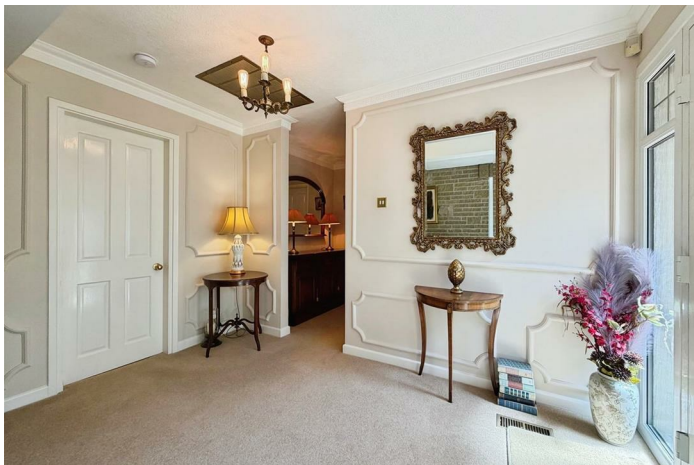
Local Authority – Rotherham Borough Council

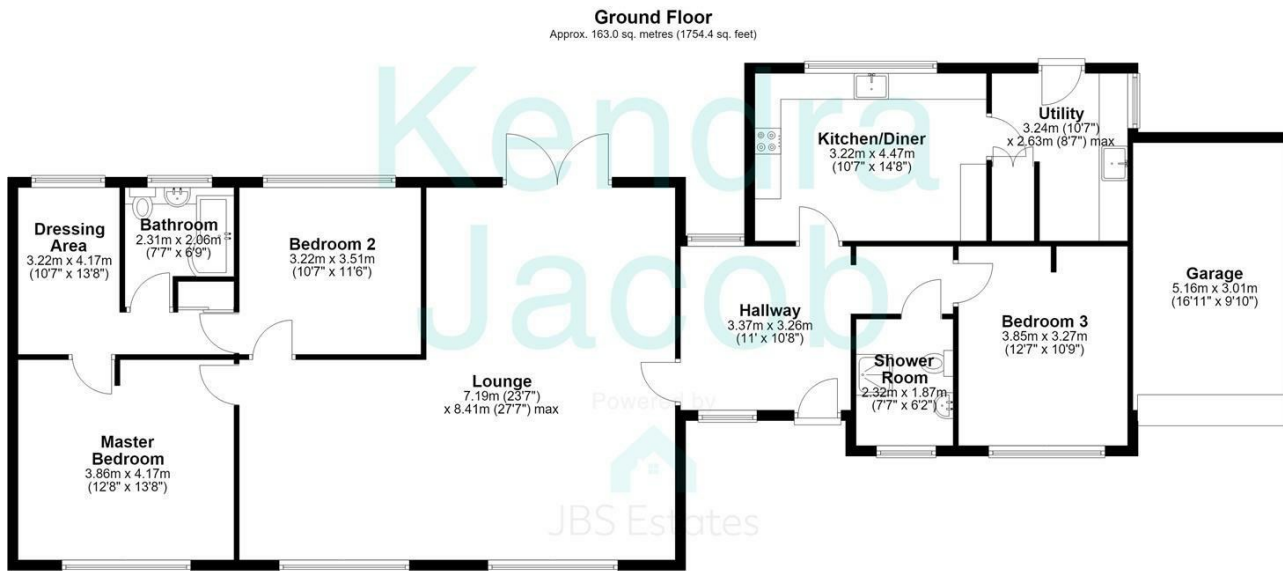
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1754.40 sq ft

Tenure – Freehold





Total area: approx. 163.0 sq. metres (1754.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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