

3 Saffron Close, Tickhill



Asking Price Of £230,000

A stylish and beautifully extended two double bedroom semi-detached home, presented to an exceptional standard both inside and out, occupying a superb position within the highly sought-after market town of Tickhill. Ideally located to enjoy the excellent range of independent shops, cafés, restaurants, schools and amenities for which the area is renowned, this impressive home is perfectly suited to first-time buyers, young families, professionals, downsizers or investors seeking a property that is truly ready to move into and briefly comprises of, Entrance hall, Sitting room, Extended open dining kitchen, First floor landing, Two good sized bedrooms, Family bathroom.

Upon entering, the quality of presentation is immediately evident. The welcoming entrance leads into a spacious and beautifully appointed sitting room, offering a warm and inviting space to relax whilst featuring tasteful décor and an abundance of natural light.

Undoubtedly the heart of the home is the stunning extended open-plan dining kitchen. Designed with both family life and entertaining in mind, this exceptional space is fitted with a stylish range of contemporary units complemented by quality work surfaces, integrated appliances and generous preparation space. There is ample room for both dining and everyday living, while impressive bi-fold doors span the rear elevation, seamlessly connecting the interior with the landscaped garden and flooding the room with natural light throughout the day.

The first floor continues the impressive standard of accommodation with two generous double bedrooms, both beautifully presented and offering comfortable proportions together with pleasant outlooks. These are served by a stylish contemporary family bathroom, finished with modern fixtures and fittings to create a luxurious space in which to unwind.

The rear garden has been thoughtfully landscaped to create a wonderful private outdoor retreat. Designed for low maintenance whilst offering excellent entertaining space, the garden enjoys a sunny aspect and provides the perfect setting for summer barbecues, outdoor dining or simply relaxing with family and friends.

A particular feature of this property is the outstanding external accommodation. A longer-than-average detached garage provides excellent storage or workshop potential, whilst the generous block paved driveway offers ample off-road parking for several vehicles.

Adding further versatility is the bespoke detached garden studio, professionally constructed and fully equipped with power, lighting, insulation and an infrared heating panel. This fantastic additional space lends itself perfectly as a home office for remote working, fitness studio, beauty room, games room, creative workspace or hobby room, offering year-round comfort and flexibility to suit a variety of lifestyles.



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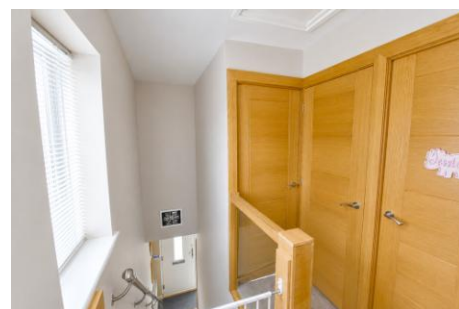
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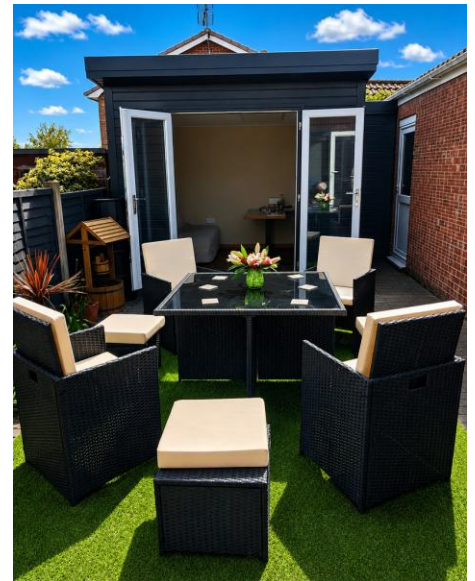
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DATED - 16/07/2026

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

LOCATION MAP

ENERGY PERFORMANCE GRAPHS

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FLOOR PLAN

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.