



2 Bader Rise, Mattersey Thorpe,
DN10 5JA



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£240,000



KEY FEATURES

- NO UPWARD CHAIN
- SEMI RURAL LOCATION
- TWO BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN DINER
- CONSERVATORY
- EPC RATING TBC
- FREEHOLD





This well-proportioned bungalow offers a versatile and comfortable living environment, ideally suited for a variety of lifestyles. The property features two generously sized bedrooms and a family bathroom, presenting a balanced blend of functionality and space. The spacious lounge provides a welcoming setting for relaxation or entertaining guests, while the adjoining kitchen diner is designed to support a practical and sociable way of living. The presence of a conservatory adds further flexibility, creating an inviting area that benefits from natural light and an attractive view onto the garden.



A key advantage of this bungalow is that it is offered with no upward chain, facilitating a straightforward purchase process. The property's semi-rural position ensures a quiet and peaceful atmosphere, while accessibility is enhanced with a detached garage and driveway, providing convenient off-road parking and additional storage options. The garden is designed to be low maintenance, enabling the enjoyment of outdoor space with minimal upkeep required.

The home is offered on a freehold basis, ensuring long-term security of ownership. The Energy Performance Certificate (EPC) rating is to be confirmed.



Local area

Mattersey Thorpe, located in South Yorkshire, is characterised by its semi-rural charm and calm surroundings. The area provides residents with a tranquil lifestyle, with access to open countryside landscapes and essential amenities within reach. Mattersey Thorpe strikes a balance between peaceful living and convenient proximity to larger towns, making it a practical and desirable setting for a range of prospective buyers.

Entrance Hallway

Accessed via a secure UPVC double-glazed front door. Features carpeted flooring throughout, two practical storage cupboards, and access to the loft space.

Lounge 5.19m x 3.19m (17'0" x 10'6")

A spacious living area featuring a double-glazed window to the front aspect, carpeted flooring, a TV point, an electric fireplace with a decorative surround, and a panel radiator. Sliding double-glazed doors lead directly into the conservatory.

Kitchen Diner 7.2m x 3.6m (23'7" x 11'10")

Kitchen:

Fitted with a range of wall and base units with matching work surfaces. Features a double-glazed window to the rear aspect, laminate flooring, an electric hob with an extractor hood above, and a small central island. Integrated appliances include a double electric fan oven system, a fridge-freezer, and a dishwasher. Includes a sink with a drainer and mixer tap, and an electric radiator.



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Dining Area:

Features a double-glazed window to the side aspect, carpeted flooring, an electric radiator, and a TV point.

Bedroom One 3.18m x 2.97m (10'5" x 9'8")

Features a double-glazed window to the front aspect, fitted wardrobes, carpeted flooring, and an electric radiator.

En-Suite Toilet

Equipped with a washhand basin set within a vanity unit, a single-flush WC, and a double-glazed obscured window to the side aspect.

Bedroom Two 3.63m x 2.61m (11'11" x 8'7")

Features a double-glazed window to the side aspect, carpeted flooring, and an electric radiator.

Bathroom 2.36m x 2.31m (7'8" x 7'7")

Comprises a curved quadrant shower cubicle with wall-mounted electric controls and showerhead, a washhand basin set within a vanity unit with a mixer tap, and a low-level flush WC. Includes a wall-mounted heated towel rail and a double-glazed obscured glass window to the side aspect.

Conservatory

Glazed on three sides with double-glazed windows and an electric heater. A UPVC double-glazed door provides access to the rear aspect and permanent roof.

Garage & Exterior 5.8m x 3.3m (19'0" x 10'10")

Equipped with power, lighting, and a roller garage door.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot



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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.

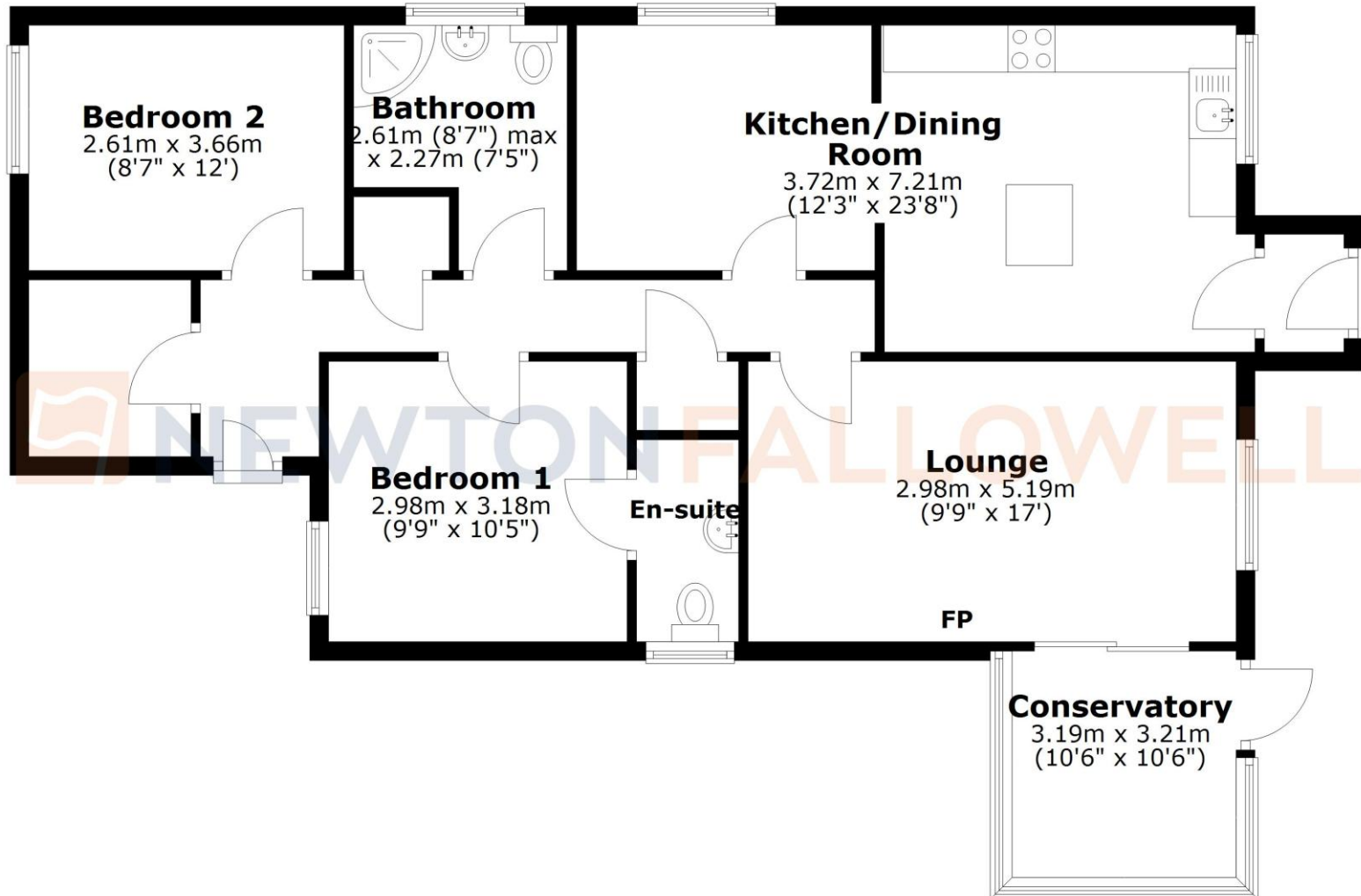
Services

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. 91.5 sq. metres (984.7 sq. feet)



Total area: approx. 91.5 sq. metres (984.7 sq. feet)

