



Sedgefield Way, Mexborough S64 0BE

welcome to

Sedgefield Way, Mexborough

FIELD OF DREAMS AT SEDGEFIELD WAY! A commanding 4-bed detached home on the ever-desirable 'Manor Estate' - offering elegant living with lounge, dining, sun room, utility, en-suite integral garage, substantial landscaped gardens. A rare blend of space, style & prestige in a truly coveted location.





Ground Floor:

Downstairs W.C.

Lounge

Dining Room

Sun Room

Kitchen

Utility Room

1st Floor:

Landing

Bedroom One

En-Suite

Bedroom Two

13' 3" x 10' 4" (4.04m x 3.15m)

Bedroom Three

11' x 13' 3" into door (3.35m x 4.04m into door)

Bedroom Four

9' 8" x 7' 10" (2.95m x 2.39m)

Bathroom

Exterior:

Integral Garage

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- Imposing 4-bedroom detached family home. EPC D. Council Tax D
- Extremely sought after street - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented & spacious throughout
- Lounge, dining room, sun room, kitchen, downstairs W.C. & utility room
- En-suite & family bathrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118989



Property Ref:
MXB118989 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire,
S64 9DW



williamhbrown.co.uk