



34 Fitzwilliam Street
Swinton | Mexborough | South Yorkshire | S64 8RG

 **FINE & COUNTRY**

34 FITZWILLIAM STREET



Privately enclosed with landscaped 1/3 of an acre grounds, a stunning bespoke home offering spacious accommodation, tastefully modernised throughout, enjoying landscaped gardens, off road parking and an oversized double garage. .



The accommodation incorporates an open plan breakfast kitchen, exceptional lounge, and family room accompanied by four bedrooms and three bathrooms.

Located within a short walk open countryside resulting in the most idyllic of outdoor lifestyles; local services and amenities close by whilst the Dearne Valley road link offers easy access to both the M1 and M18 motorways ensuring convenient access throughout the region and beyond.

GROUND FLOOR

A composite entrance door opens to a reception hall which gains access to an inner reception hallway serving the bedroom accommodation whilst a boot room / utility is home to the central heating system and both washing and drying facilities.

The living kitchen offers generous accommodation, enjoys excellent levels of natural light and has a door opening onto the rear aspect of the property. The room has full tiling to the floor and is presented with a comprehensive range of fitted furniture with granite work surfaces incorporating a drainer and a sink unit whilst a compliment of appliances includes an integral oven and grill, a five ring gas hob that has an extraction unit over and granite splashback; there is space for an American style fridge freezer, a wine chiller, a dishwasher and a microwave convection oven.

From the kitchen steps lead up to the family room, a generous living space which offers versatile accommodation, ideal as a second, lounge, playroom or home office with twin doors opening directly on to a balconied terrace.

The lounge is exceptional offering expensive proportions with two full height windows that sit on either side of a chimney breast that is home to a woodburning stove that sits on a tiled hearth. This stunning room has inset spotlighting, concealed LED lighting and a media wall to the expense of one elevation; sliding doors gain access through to the garden room / orangery which has full tiling to the floor and windows to three aspects overlooking the gardens.

The inner hallway has feature skirting lighting and gains access to all bedrooms.

The principal bedroom suite offers generous double accommodation, a front facing room with a bow window overlooking the front courtyard, a walk-in wardrobe, whilst an en-suite shower room presents a modern three-piece suite incorporating a wall hung W.C, a shower and a vanity unit with Porcelanosa wash hand basin over, the room complemented by feature tiling to the walls and floor, a towel radiator and frosted window.

The second bedroom suite is positioned to the rear aspect of the home, offers double accommodation, has a window, a walk through dressing room / wardrobe and en-suite facilities comprising a wet room style shower, a wall hung W.C and a wash hand basin that sits on a marble base with vanity unit beneath; the room having complementary tiling to the walls and floor, a heated towel radiator and a frosted window.

There are two additional double rooms both positioned to the rear aspect of the home, each offering generous accommodation, one with sliding doors opening directly onto a garden terrace, the remaining bedroom having fitted wardrobes to the expense of one wall with mirror fronted sliding doors.

The family bathroom is presented with a four piece suite consisting of a double ended bath, a wash hand bowl which sits on a beautiful base with vanity cupboard beneath, a wall hung W.C and a wet room style shower with a fixed glass screen. The room offering generous proportions with full tiling to the walls and floor, two heated towel radiators and a frosted window.



























OUTSIDE

Externally

The property occupies a private tucked away position, electronically operated gates opening to a generous block paved courtyard that provides off-road parking for several vehicles, is enclosed within an established hedge boundary, the driveway flanked to two aspects by lawned gardens whilst gaining access to the double garage. The gardens extend to the side aspect and in the main are laid to lawn with established patio areas, the rear garden being professionally landscaped privately enclosed within established borders. The double garage presents oversized space with a W.C / washroom and a useful store. An external terrace to the expanse of the front elevation resulting in a substantial seating area.





LOCATION

Local Area - S64

Occupying a delightful position, privately enclosed from the road, within close proximity to open countryside, slightly north of both Rotherham and Sheffield within a few miles of Junctions 35 & 36 of the M1 motorway.

The location is both private and convenient central to major commercial centres whilst being close to the picturesque village of Wentworth and associated attractions such as Wentworth Woodhouse, Wentworth Garden centre and the associated traditional village pubs and restaurants. Further attractions include Greasborough Dams whilst Rother Valley and the popular water park are within a 20 minute drive and Meadowhall shopping centre is accessed within 20 minutes.





INFORMATION

A Freehold property with mains gas, water, electricity and drainage.

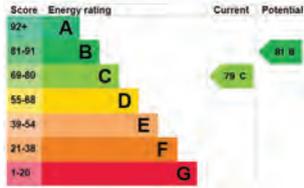
Council Tax Band- F. EPC Rating - C. Fixtures and fittings by separate negotiation.

Directions

What3words – crouches.poem.ruled

£ 675,000





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FOUNDATION

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