

51 Harlington Road
Adwick-upon-Dearne | Mexborough | South Yorkshire | S64 0NL

FINE & COUNTRY

KEY FEATURES

An exceptional four bedroom home offering spacious accommodation, incorporating a beautiful open plan living kitchen which opens directly onto southwest facing gardens and a stunning countryside backdrop.

Enjoying an idyllic village setting, surrounded by glorious open countryside, the property has a generous lounge, open plan living kitchen whilst four bedrooms are complemented by three bathrooms.

The village whilst immediately rural offering a quiet outdoors lifestyle, is well served by local facilities and positioned within convenient access of Rotherham, Doncaster, Sheffield and Barnsley, bus and rail services are easily accessible whilst infrastructure is excellent with the A1(M), M18 and the M1motorway being within a short drive.

Ground Floor

A composite entrance door opens into a reception hallway which offers a glimpse through the living kitchen over the gardens towards a stunning rural backdrop beyond; full tiling to the floor, access to the integral garage and a staircase to the first floor.

A cloaks room is presented with a modern two piece suite and has tiling to the walls and floor.

The lounge offers generous accommodation, positioned to the front aspect of the home with a walk-in bay window commanding view towards surrounding countryside, the room having a feature stone Fireplace with inset living flame effect electric fire.

An L-shaped living Kitchen forms the hub of the home incorporating the kitchen, dining area and a sitting area, complemented with full tiling to the floor whilst a window overlooks the garden and bi-folding doors seamlessly connect to the garden terrace inviting the outdoors inside up indirectly into a garden terrace taking whilst framing a delightful view over adjoining open countryside. The kitchen is presented with the comprehensive range of bespoke furniture complemented by quartz work surfaces incorporating a drainer with an inset stainless steel sink. A central island extends to a breakfast bar with units beneath and a full complement of appliances includes an integral oven, a microwave convection oven with warming drawer beneath, a fridge, freezer, dishwasher and an automatic washing machine.

























KEY FEATURES

First Floor
A generous landing provides access to loft space and all first floor accommodation.

The principal bedroom suite is positioned to the front aspect of the home, a generous double bedroom with a window commanding a semi rural outlook; the room benefiting from en-suite facilities consisting of a shower with a fixed glass screen whilst a vanity unit with twin drawers incorporates a wash hand basin and a low flush W.C, the room has feature tiling to the walls and floor and a heated chrome to radiator.

There is an additional double room to the front aspect of the home, once again with a window commanding stunning semi rural views.

To the rear aspect of the home are two further bedrooms; a double which commands fantastic views over adjoining countryside, the fourth, currently used as a home office, once again with a window commanding a beautiful outlook.

The bathroom is presented with the modern suite consisting of a bath with a shower over, vanity drawers with a wash hand basin and a low flush W.C. There is a Velux skylight window, complimentary tiling to the walls and floor and heated chrome towel radiator.

















KEY FEATURES

Externally
To the front aspect of the home a driveway provides off road parking for several vehicles, is set behind a dwarf wall with planted shrubs and gains access to the garage. To the rear aspect of the home, the garden enjoys a southwest facing aspect, has been beautifully landscaped, a flagged garden terrace positioned directly behind the living kitchen, extending to a breakfast / seating area. The garden is laid to lawn with established shrubbed and surrounding beds, one corner dedicated to a small putting green, all set within a wall and fence boundary, the rear aspect backing onto open countryside resulting in the most idyllic of outlooks.

The garage has an electronically operated up and over entrance door, power and lighting, offering oversized single accommodation.













ADWICK-UPON-DEARNE

A delightful South Yorkshire village enjoying a countryside setting; the location combines a quiet village environment with convenient access to shops, supermarkets, schools, local pubs and everyday services in the surrounding towns and villages.

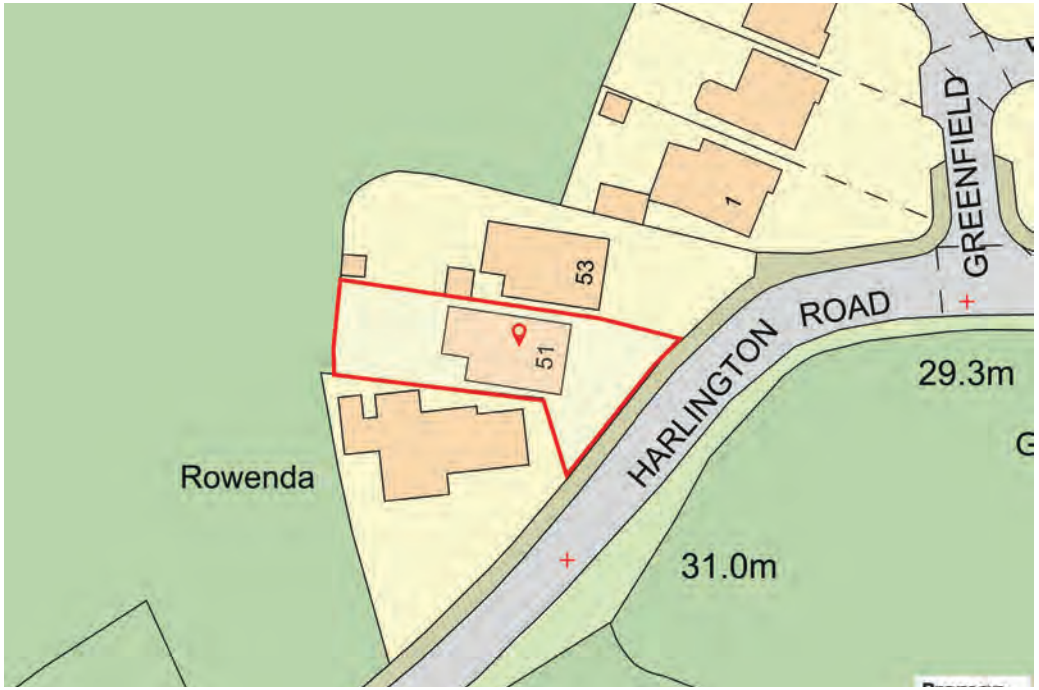
The Dearne Valley landscape offers plenty of opportunities for walking and enjoying the outdoors. Nearby RSPB Adwick Washland provides wetland scenery and wildlife, whilst RSPB Old Moor offers further nature trails and birdwatching opportunities.

Within comfortable driving distance, the picturesque village of Wentworth makes an attractive destination for a day out, with traditional stone buildings, village pubs and countryside walks. Wentworth Woodhouse offers impressive historic interiors, gardens and guided tours, whilst Wentworth Garden Centre combines shopping and places to eat with historic gardens and a family farm. Conisbrough Castle provides another notable local attraction, with its distinctive medieval keep overlooking the surrounding town and countryside.

The neighbouring villages of Harlington and Barnburgh provide further local facilities, whilst Mexborough offers a broader range of amenities. Doncaster, Rotherham and Barnsley are accessible for shopping, leisure and employment.

For commuters, the surrounding road network provides onward access to the A1(M), M18 and the M1. Rail services are available from nearby Mexborough and Bolton-upon-Dearne, with Mexborough providing connections towards Sheffield, Rotherham and Doncaster. The setting offers a balance of village life, countryside recreation and access to the region's principal commercial centres.





INFORMATION

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

EPC Rating - B. Council

Tax Band - E.

Fixtures and fittings by separate negotiation.

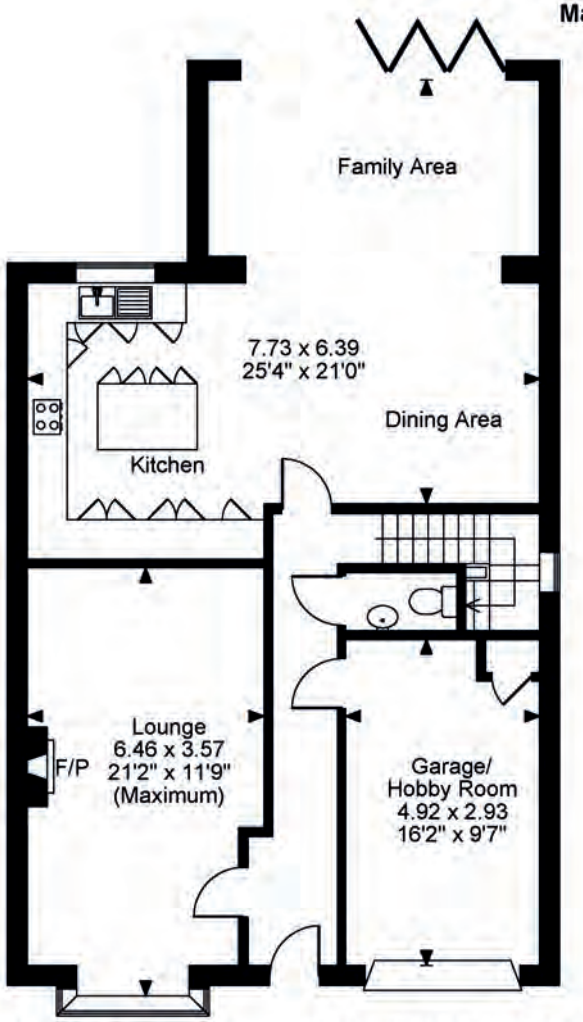
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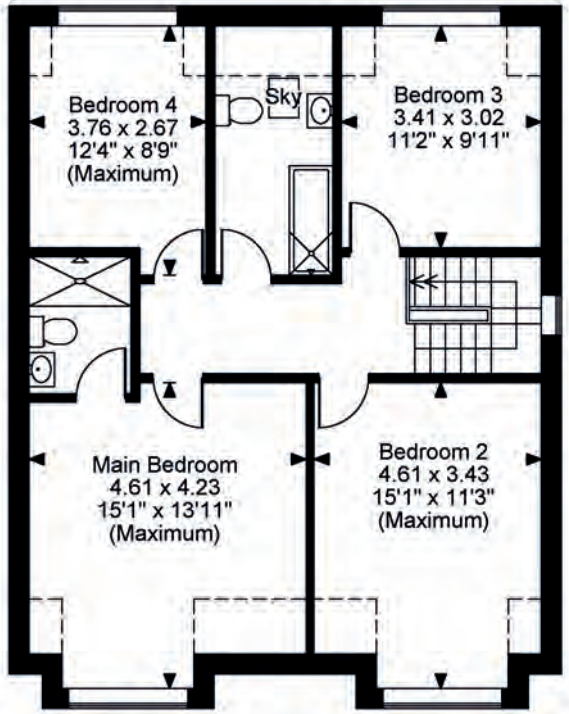


Harlington Road Adwick-upon-Dearne, Mexborough

Approximate Gross Internal Area
Main House = 1582 Sq Ft/147 Sq M
Garage = 155 Sq Ft/14 Sq M
Total = 1737 Sq Ft/161 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

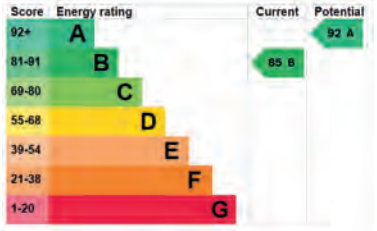
⊏⊐⊏⊐ Denotes restricted head height

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Property Redress

APPROVED CODE TRADINGSTANDARDS.UK

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