



Stag Crescent, Broom Rotherham S60 3NX

welcome to

Stag Crescent, Broom Rotherham

THIS IS THE ONE - A four-bedroom detached bungalow for sale on Stag Crescent in Rotherham, offering flexible single-story living with multiple reception rooms in a residential setting close to town centre amenities, transport links and schools...CALL TO VIEW NOW!!!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

A welcoming entrance hall providing access to all bedrooms, bathroom & the kitchen via a side facing door.

Lounge

Featuring a front facing double glazed bay window filling the room with natural light & a radiator positioned beneath providing efficient heating. The fireplace serves a focal point adding warmth & a cosy feel to the space.

Bedroom One

A well proportioned front facing double bedroom featuring a double glazed bay window providing an abundance of natural light enhancing the rooms sense of space. The room benefits from a radiator & ample space for bedroom furniture.

Bedroom Two

A good sized second bedroom featuring a side facing window overlooking the courtyard area. Benefiting from a radiator, built in wardrobes & ample space for bedroom furnishings making an ideal guest room, child's bedroom or home office.

Bedroom Three

A well proportioned bedroom featuring a side facing window overlooking the courtyard allowing plenty for plenty of natural light. The room benefits from a radiator & useful built in storage. A versatile space ideal as a bedroom, nursery, home office or study.

Bedroom Four

A versatile fourth bedroom featuring a side facing skylight window, allowing natural light to flood the room and creating a bright, airy feel. The room offers

space for a single bed/bunk beds and furnishings, making it ideal as a child's bedroom, nursery, home office, or study. Its practical layout provides flexible accommodation to suit a variety of needs.

Bathroom

A modern, fully tiled bathroom fitted with a four-piece suite comprising a bath, WC, wash hand basin, and separate shower cubicle. The room is enhanced by spotlights & clerestory window, creating a bright and contemporary finish, while the full tiling provides a stylish and practical space that is easy to maintain.

W.C

The additional WC is fully tiled featuring a clerestory window, hand wash basin, WC & radiator.

Kitchen / Dining Room

A stylish modern kitchen fitted with a range of contemporary wall and base units, offering ample storage and worktop space. The kitchen incorporates an integrated dishwasher and provides designated space for a freestanding cooker and fridge/freezer. A side-facing window allows for plenty of natural light, while a door provides direct access to the rear garden, creating a practical and convenient layout for everyday family living and outdoor entertaining.

Main Reception Room

A spacious and versatile living area offering ample room for both seating and dining furniture. The room benefits from two radiators, ensuring year-round comfort, while French doors provide direct access to the rear garden and allow natural light to flood the space. Bi-fold doors open into the conservatory, creating a seamless flow between the living areas and enhancing the sense of space. The room also provides convenient access to the utility room, making it both practical and ideal for modern family living and entertaining.

Conservatory

A bright and inviting conservatory featuring side-facing patio doors providing direct access to the rear garden. Benefiting from two radiators & spotlights

for a modern finish, this versatile space is ideal for use as an additional sitting area, dining space, or garden room while enjoying views of the outdoors.

Utility Room

A practical utility room fitted with a range of wall and base units, providing useful additional storage and workspace. The room incorporates a sink and drainer, together with designated space and plumbing for a washing machine and tumble dryer. Benefiting from a radiator and a door providing access to the courtyard, this functional space is ideal for laundry and household tasks.

Outside

To the front of the property is a driveway leading to a garage, providing valuable off-road parking. To the rear, the property enjoys an enclosed garden designed for ease of maintenance, featuring a paved patio area ideal for outdoor seating and entertaining, together with a stone-chipped section and a useful garden shed. The outdoor space offers a private and practical environment for relaxing and enjoying the warmer months.



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welcome to

Stag Crescent, Broom Rotherham

- Four-bedroom detached bungalow - Flexible single-story accommodation
- Three versatile reception rooms - Neutrally decorated throughout
- Residential location near town centre with good transport links & station
- Access to Clifton Park amenities & road links to M1/A630
- Drive & garage providing ample off road parking & low maintenance rear patio

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117519 - 0003

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