

Churchills



Meadow Croft

Swinton, S64 8EL

- FOUR BEDROOMS
- CORNER PLOT
- GARDENS TO THREE SIDES
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- DETACHED HOUSE
- SWEEPING DRIVEWAY
- TWO BATHROOMS
- CONSERVATORY
- EPC RATING TBC

Offers In The Region Of £315,000 Freehold





Nestled in the charming area of Meadow Croft, Swinton, Mexborough, this splendid detached house offers a perfect blend of comfort and style. With four generously sized bedrooms, this property is ideal for families seeking ample living space. Each bedroom provides a peaceful retreat, ensuring a restful night's sleep.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area or a cosy lounge.

With three well-appointed bathrooms, morning routines will be a breeze, providing convenience for both family members and visitors alike. The thoughtful layout of this home ensures that everyone has their own space, making it a practical choice for modern living.

Set in a desirable location, this property is not only a beautiful home but also a wonderful opportunity to become part of a friendly community. Meadow Croft offers a peaceful environment while still being conveniently close to local amenities, schools, and transport links.

This detached house is a rare find, combining spacious living with a welcoming atmosphere. If you are looking for a family home that ticks all the boxes, this property in Swinton is certainly worth considering.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway with uPVC double glazed side windows opens into:

ENTRANCE HALLWAY

Stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator. Understairs storage.

WC

Suite in white comprising of low flush WC and hand wash basin with storage beneath, Heated towel rail. Fully tiled to all walls with uPVC cladding to ceiling and extractor fan.

LOUNGE

14'9" * 11'11"

uPVC double glazed windows to rear elevation. Surround housing a living flame coal effect gas fire with matching marble back and hearth. Two wall light points. TV aerial socket. Single panelled central heating radiator. uPVC double glazed patio doors through to:

CONSERVATORY

12'5" * 9'6"

uPVC double glazed windows to three elevations. Electric wall heater. Two wall light points. uPVC double glazed doorway to rear garden.

KITCHEN

15'8" * 9'4"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces with built in cooking facilities comprising of double electric oven and ceramic hob with extractor over. Integrated fridge and freezer units, space and plumbing for an automatic washing machine, dishwasher and dryer. Single drainer sink unit with mixer tap. Single panelled central heating radiator. LED downlighting to ceiling. Tiles to splash back areas. uPVC double glazed and panelled doorway to rear garden.

DINING ROOM

14'0" into bay * 9'4"

uPVC double glazed bay window to front elevation. Double panelled central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance hallway with handrail, spindles and newel posts. Loft access point. Airing cupboard off.

BEDROOM ONE

11'6" * 11'3"

uPVC double glazed window to front elevation. Built in wardrobes to one wall. Single panelled central heating radiator.

EN SUITE BATHROOM

6'9" * 3'8"

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash basin with storage beneath and shower cubicle with direct feed shower over and integrated seating. Heated towel rail. Fully tiled to all walls. uPVC cladding to ceiling. Shaver point and extractor fan.

BEDROOM TWO

10'4" * 8'8"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Storage cupboard off.

BEDROOM THREE

10'4" * 8'6"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BEDROOM FOUR

8'6" * 7'5"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

FAMILY BATHROOM

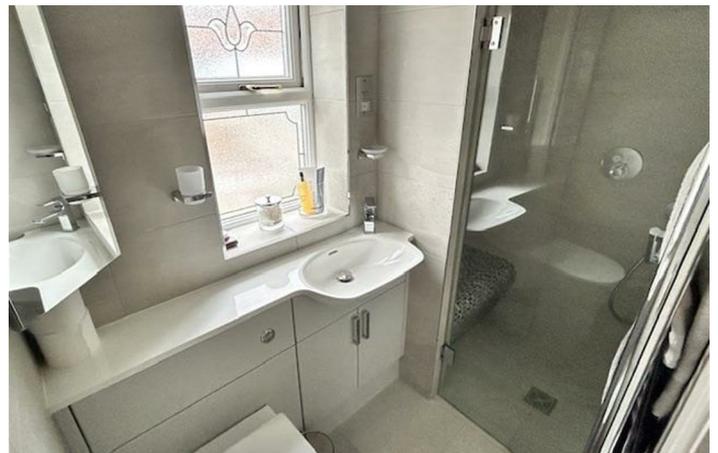
7'7" * 5'11"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with shower tap attachment, low flush WC, hand wash basin with storage beneath and separate shower cubicle with electric shower. Fully tiled to all walls and floor. uPVC cladding and LED downlighting to ceiling. Extractor fan.

GARAGE

16'1" * 8'5" reducing to 7'10"

Up and over door. Light and power supplied. Wall mounted boiler.



OUTSIDE AND GARDENS

This corner plot has gardens to three sides. To the front of the property is a majestic sweeping driveway with ample parking for several vehicles, leading to the entrance and garage. The spacious rear garden is fully enclosed with fencing and has two paved patio areas set within a lawned garden and an arrangement of shrubs and trees. The side garden is currently used for growing vegetables and housing storage.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.
Heating is gas and supplied by Mains Supplier.

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available.





Local Authority Rotherham MBC
Council Tax Band D
EPC Rating



Churchills Sales Office

16 High Street, Mexborough, South
Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.