

45 Cygnet Drive, Mexborough, S64 0FG

**Offers In The Region Of £315,000**

MERRYWEATHERS are extremely proud to offer to the market this immaculate detached house, located in a sought-after area surrounded by green spaces, offering four spacious double bedrooms, two modern bathrooms one being an en suite, an open-plan kitchen, a versatile reception room with garden access, a garage, and a 'B' energy rating, making it an ideal and tranquil home for families and couples.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE WHAT THIS BEAUTIFUL HOME HAS TO OFFER...

CALL MERRYWEATHERS today to arrange your viewing on 01709 590472

## Property Introduction

I am delighted to present this immaculate, detached house for sale, exuding a sense of grandeur and tranquillity. Nestled in a sought-after location, this property is surrounded by green spaces and nearby parks, providing a quiet and serene living environment.

The house comprises four spacious double bedrooms, each thoughtfully designed to maximise space and comfort. The master bedroom boasts an en-suite bathroom and built-in wardrobes, providing ample storage. The three other bedrooms are also double-sized, offering generous living quarters for both families and couples.

The property also features two modern bathrooms. The primary bathroom is designed with contemporary aesthetics in mind, while the second bathroom is en-suite to the master bedroom, providing an added level of convenience and privacy.

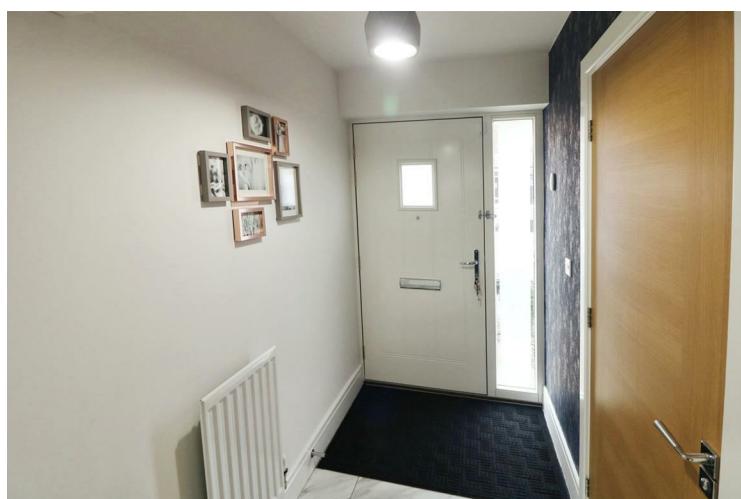
The heart of this home is undoubtedly the kitchen. Showcasing a stylish open-plan design, it features modern appliances, a utility room and a dining space - perfect for both cooking and entertaining.

Adjacent to the kitchen, you'll find the reception room, a versatile space that promises to be the epicentre of family life. The room is styled with bi-folding doors, granting direct access to a beautifully maintained garden.

This property also features a garage and is rated 'B' for energy performance, ensuring efficient and sustainable living. The house falls within Council Tax Band 'D', offering a reasonable rate for such a prime location.

In conclusion, this property is ideal for families and couples seeking a spacious, well-appointed home in a tranquil setting. Its unique features, coupled with its desirable location, make it a truly exceptional living space.

## Entrance Hall



With a front facing Composite door and central heating radiator.

## Down Stairs WC



With a two piece suite comprising of a hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## Kitchen Diner 21'7" x 13'2" reducing to 13'2" (6.58 x 4.03 reducing to 4.03)



This spacious Kitchen diner is fitted with a range of wall and base units with co-ordinating work surfaces housing the stainless steel sink and drainer unit. Also having built in appliances such as the double oven, a gas hob with a cooker hood above and integrated fridge/freezer. There is also a central heating radiator, a additional side facing UPVC double glazed window , The kitchen opens up into the lounge making it a excellent space for entertaining and family life.

## Utility Room 5'1" x 6'4" (1.55 x 1.95)



With a range of wall and base units, stainless steel sink with mixer tap, plumbing for a automatic washing machine and handy under stairs storage cupboard.

### Lounge 16'3" x 11'5" (4.96 x 3.48)



A spacious and tastefully decorated space, benefitting from natural light. The room features bi folding doors to the garden ideal for those warmer days when entertaining and also host a central heating radiator.

### Master Bedroom 10'2" x 10'0" (3.11 x 3.06)



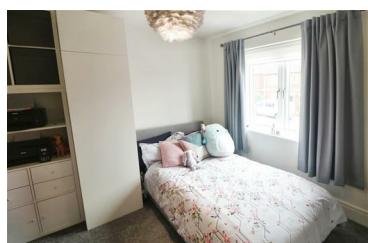
With a front facing UPVC window, central heating radiator and comprehensive fitted wardrobes.

### En Suite 4'5" x 7'6" (1.37 x 2.29)



With a three piece suite comprising of a walk in shower, hand wash basin, low flush WC and central heating radiator.

### Second Bedroom 5'4" x 8'6" (1.64 x 2.60)



With a front facing UPVC window and central heating radiator. The room is of double size and benefits from neutral décor and carpet to the flooring.

### Third Bedroom 8'11" x 12'8" (2.74 x 3.87)



With a rear facing UPVC window and central heating radiator. The room is of double size and benefits from neutral décor and carpet to the flooring.

### Fourth Bedroom 12'7" x 6'4" (3.85 x 1.94)



With a rear facing UPVC window and central heating radiator. The room is currently used as a dressing room but is of double size and benefits from neutral décor and carpet to the flooring.

### Bathroom 5'6" x 7'2" (1.69 x 2.20)



With a three piece suite comprising of a bath, hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## External



To the front of the property is a small gravelled area featuring established plants and shrubs with drive which in turn leads to the garage/ carport. The garage/ carport benefits from a electric roller door powered by fob and offers space for parking two vehicles.

To the rear of the property is a laid to lawn garden with patio area which is secured by a timber fence and offers a timber shed for additional storage.

## Materia Information

Council Tax Band - D

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - garage/ carport

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

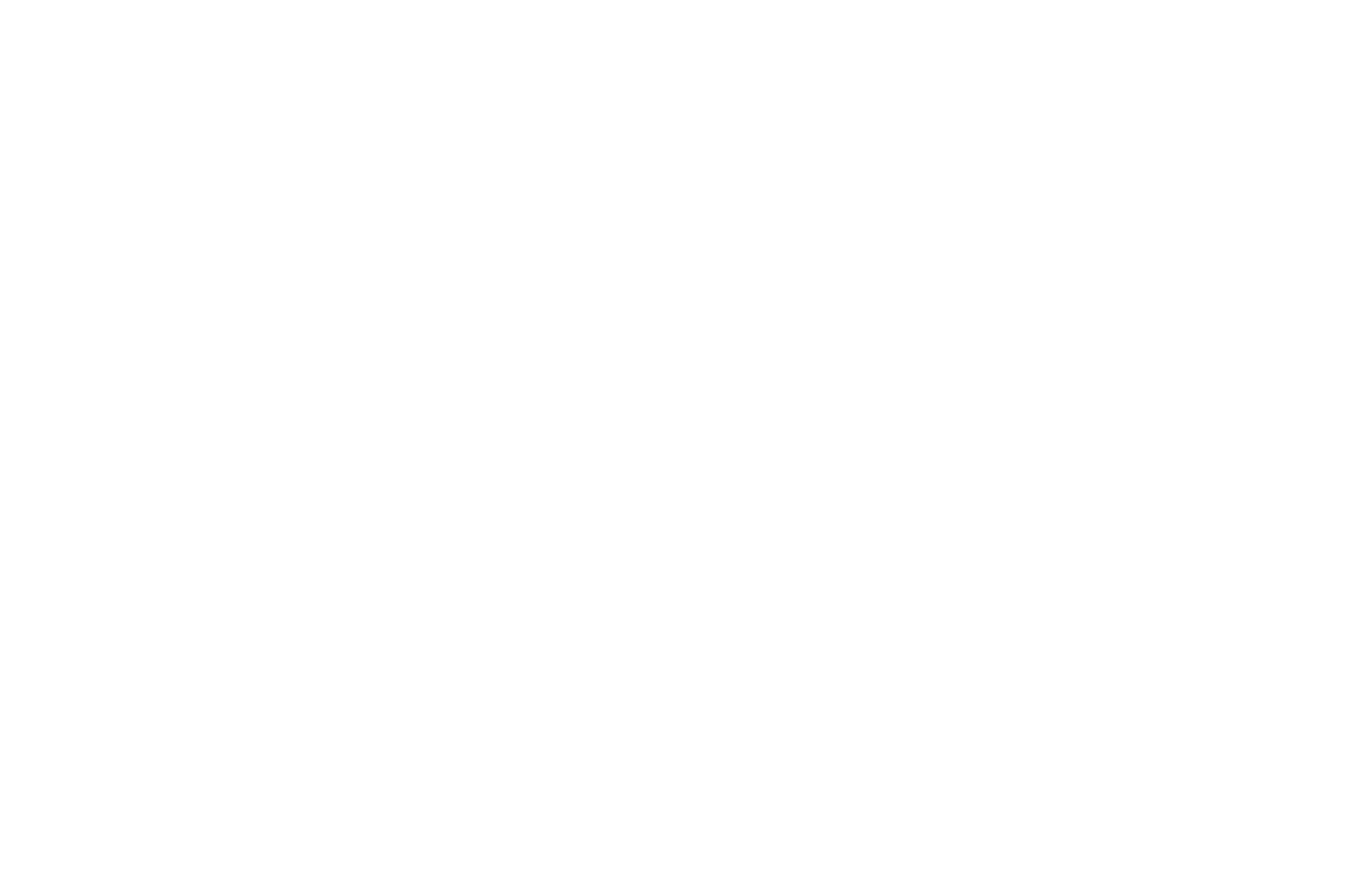
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

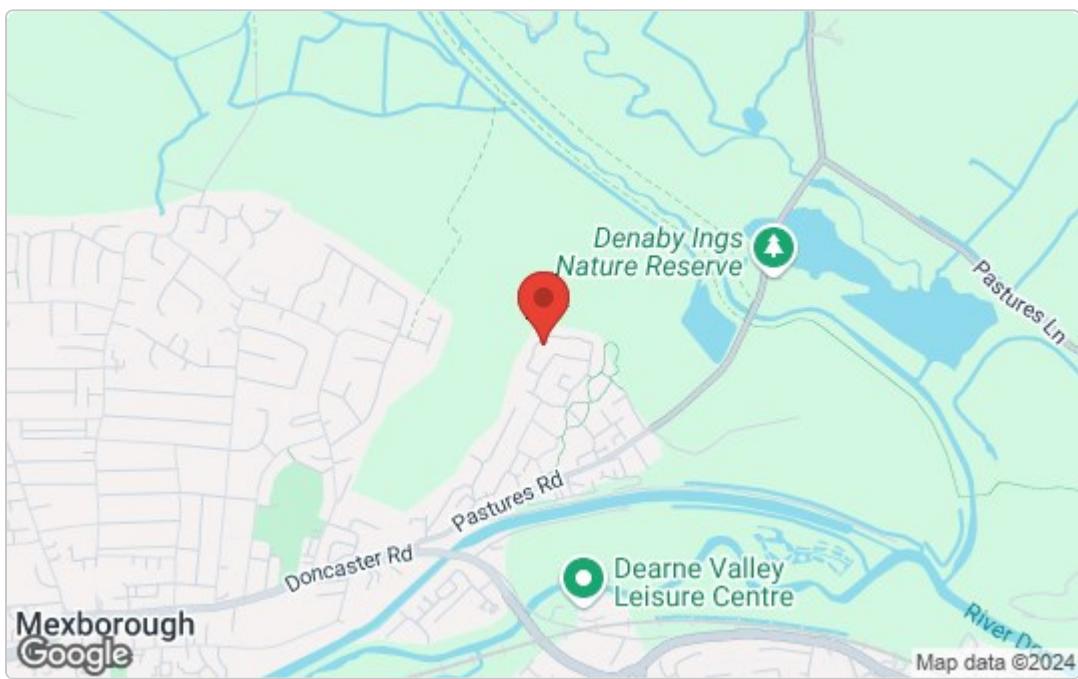
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## Floor Plan

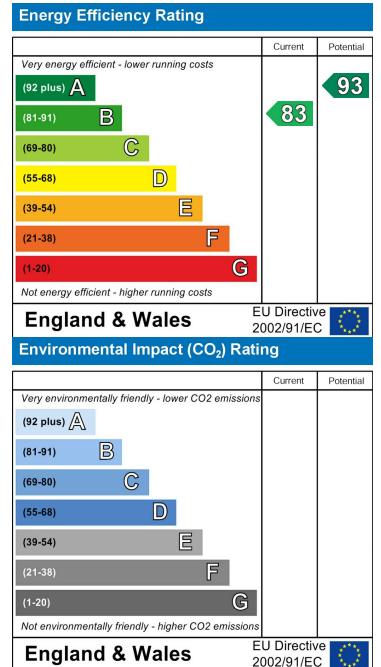


## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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