



10 Cygnet Drive, Mexborough, S64 0FG

**Offers In Excess Of £240,000**

**\*\*\*SUPERBLY APPOINTED FAMILY ACCOMMODATION \*\*\***

This excellently presented four bedroom end town house situated on the pastures estate in Mexborough, within easy reach of the Motorway networks and a short drive to local bus and train stations, this property is ideal for any growing family. With open aspects to the rear this property needs to be viewed to realise the level of accommodation on offer.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Mexborough

Mexborough is a town in the Metropolitan Borough of Doncaster in South Yorkshire, England. It lies on the estuary of the River Dearne, on the A6023 road, between Manvers and Denaby Main. Mexborough is located at the north eastern end of a dyke known as the Roman Ridge that is thought to have been constructed by the Brigantian tribes in the 1st century AD.

## Entrance Hallway

With stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator. Under stairs storage area and ceramic tiles to floor.

## Kitchen 10'10" x 9'10" (3.31m x 3.00m)



Set beneath the front facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator, integrated appliances include fridge, freezer and dishwasher.

## Dining Area 12'0" x 9'10" (3.66m x 3.00m)



Ceramic tiles to floor. Double panelled central heating radiator. Storage cupboard off housing space and plumbing for an automatic washing machine and dryer. Open plan through to:

## Lounge 17'2" x 9'9" (5.25m x 2.99m)



With superb bi fold doors entering the impressive rear garden and central heating radiator.

## Downstairs WC 6'2" x 4'11" (1.88m x 1.52m)

Suite in white comprising of low flush WC and floating hand wash basin. Fully tiled to two walls. Ceramic tiles to floor and central heating radiator.

## Landing

Stairs rising from entrance hallway with handrail, spindles and newel posts. With central heating radiator and stairs to second floor landing,

## Principal Bedroom 11'5" x 9'4" (3.50m x 2.85m)



uPVC double glazed window to rear elevation. Range of modern fitted wardrobes to one wall. Single panelled central heating radiator. TV aerial socket.

## En Suite 7'4" x 4'6" (2.25m x 1.38m)

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash pedestal basin with storage beneath and double shower cubicle with direct feed rain shower. Fully tiled to shower and splash back areas with central heated towel rail.

## Bedroom Four 9'10" x 7'2" (3.00m x 2.20m)

uPVC double glazed window to front elevation and central heating radiator.

## Second Floor Landing

uPVC double glazed window to side elevation. Stairs form first floor landing with handrail, spindles and newel posts and central heating radiator. Loft access point. Storage cupboard housing combination boiler.

### **Bedroom Three 9'11" x 9'6" (3.03m x 2.90m)**



uPVC double glazed window to rear elevation and central heating radiator. Range of modern fitted wardrobes to one wall. TV aerial socket.

### **Bedroom Two 13'6" x 8'11" (4.12m x 2.74m)**



uPVC double glazed window to front elevation and central heating radiator. With fitted storage.

### **Family Bathroom 7'3" x 5'6" (2.21m x 1.69m)**



uPVC double glazed window to rear elevation. Suite in white comprising of bath with direct feed rain shower over, hand wash basin with storage beneath and low flush WC. Fully tiled to shower and splash back areas. LED downlights to ceiling and heated towel rail.

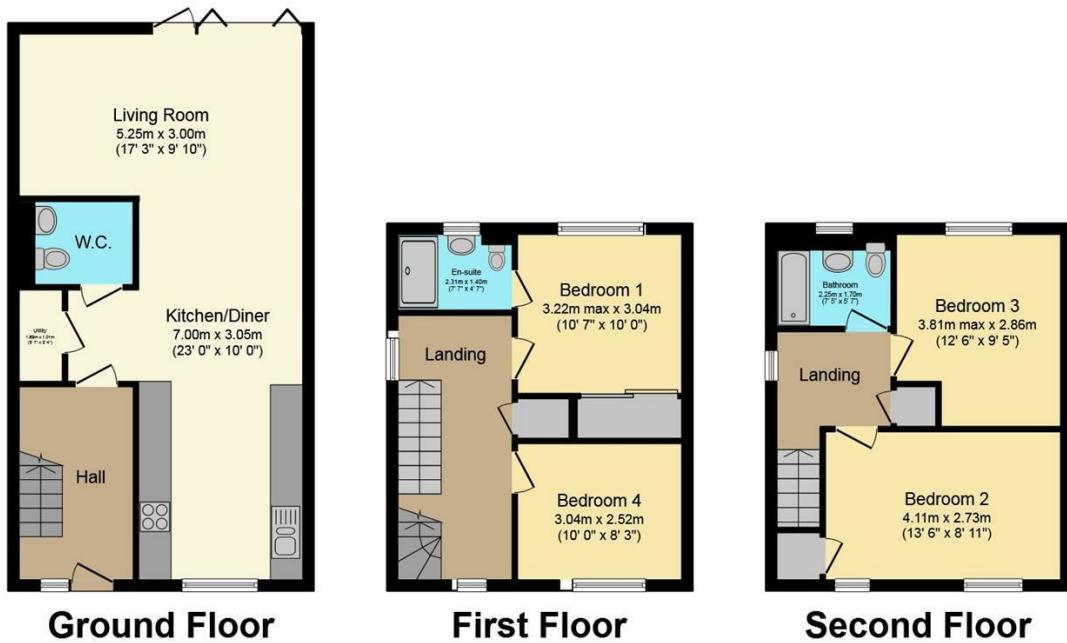
### **External**

To the front is a double driveway providing off road parking for more than one vehicle. To the rear is a good size garden with open aspects hosting an exceptional external catering space and bar area.

### **Material Information**

Freehold  
Council Tax Band C

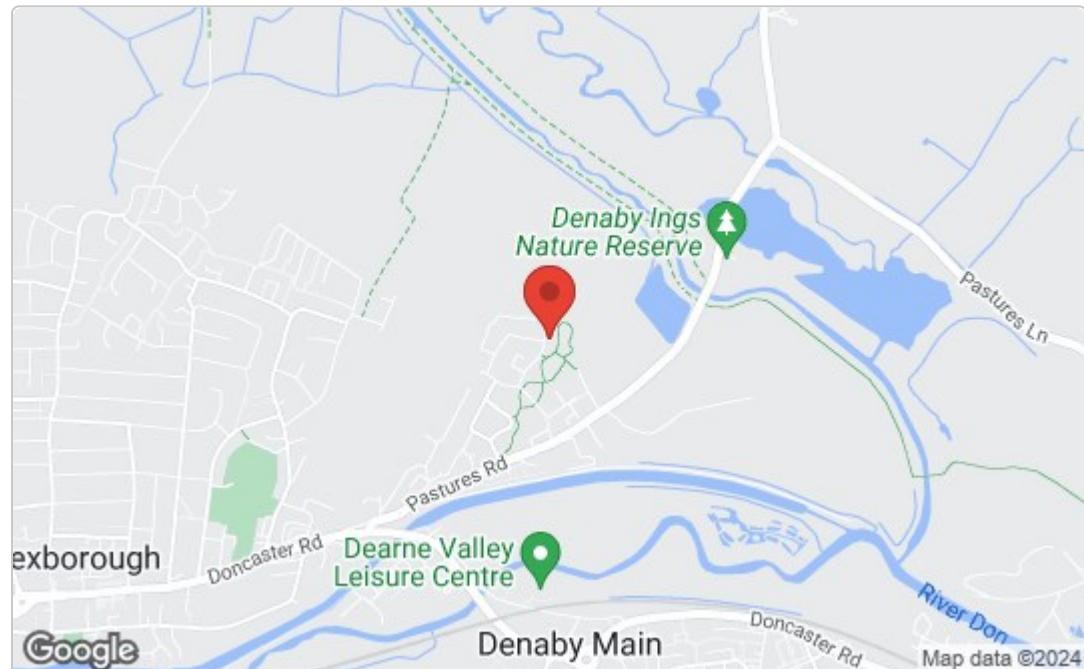
## Floor Plan



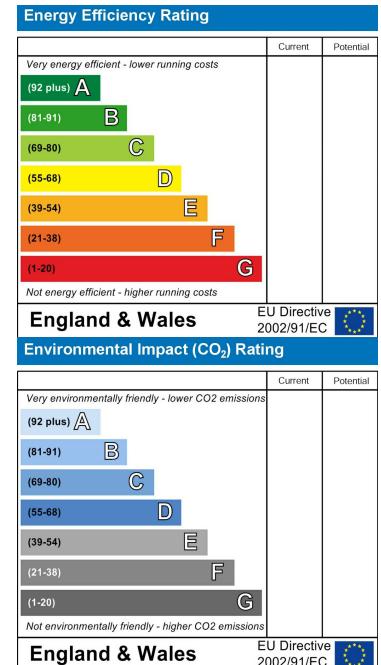
Total floor area 120.1 sq.m. (1,293 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**www.merryweathers.co.uk**

**Merryweathers Mexborough** 14 High Street, Mexborough, Rotherham, S64 9AS

**Tel: 01709 590472** E-mail: [mexborough@merryweathers.co.uk](mailto:mexborough@merryweathers.co.uk)

**Offices also at: Rotherham, Barnsley, Doncaster & Maltby**

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

Registered in England and Wales No. 6679044

