



# 49 Stag Crescent, Rotherham, S60 3NX

Guide Price £375,000 - £400,000

Situated in a popular and well-established residential area, this attractive four-bedroom dormer bungalow presents a fantastic opportunity to acquire a spacious and versatile home, perfectly suited to modern family life or those looking for flexible living accommodation.

The property opens into a welcoming entrance hall that leads through to a generous lounge positioned at the rear of the home. This bright and comfortable living space enjoys direct access via patio doors into a conservatory, creating a seamless connection to the garden and an ideal spot for relaxing or entertaining. The kitchen is fitted with a range cooker and offers ample workspace, while a separate utility room enhances practicality and provides convenient access to the side of the property. A standout feature is the long dining room, complete with an attractive bar area, making it an excellent setting for hosting guests and social occasions.

Two bedrooms are located on the ground floor, including a well-proportioned main bedroom benefitting from fitted wardrobes and its own en-suite shower room. A separate WC completes the downstairs layout, adding further convenience.

To the first floor are two additional bedrooms, both of good size and complemented by useful eaves storage. A family bathroom with a corner bath serves this level, offering a comfortable and functional space for everyday use.

Externally, the property enjoys a pleasant frontage with a small lawn and established planting, along with a driveway leading to a covered carport. The rear garden provides a private and peaceful outdoor space, enhanced by mature trees and shrubs, perfect for enjoying time outdoors.

The location is particularly appealing, known for its friendly community feel and easy access to a range of local amenities including shops, schools, and parks. Combining space, character, and convenience, this appealing bungalow represents an excellent opportunity for a variety of buyers looking to settle in a desirable area.

- Four-bedroom dormer bungalow offering flexible living across two floors
- Spacious rear-facing lounge with patio doors leading to a bright conservatory
- Well-equipped kitchen featuring a range cooker and separate utility room with external access
- Long dining room with a charming bar area, ideal for entertaining
- Ground floor principal bedroom with fitted wardrobes and private en-suite
- Two additional first-floor bedrooms with useful eaves storage and a family bathroom with corner bath
- Attractive frontage with driveway and carport, plus a private rear garden with mature trees and planting
- Located in a popular residential area close to schools, parks, and local amenities
- Freehold / Tax Band E
- Early viewing is strongly recommended

