



## 45 Canalside View

Kilnhurst, Mexborough, S64 5SD

£205,000



Welcome to your dream family home! This stunning and spacious four-bedroom residence is nestled within a highly sought-after estate, offering a comfortable and stylish lifestyle. Immaculately presented throughout, this property boasts a range of features that make it truly exceptional.

CALL BEECROFT ESTATES TODAY TO BOOK YOUR VIEWING !





GROUND FLOOR

Entrance Hall

As you step inside this beautiful family home, you are greeted by a welcoming entrance hall that sets the tone for the entire property.

Dining Kitchen

Prepare to be impressed by the heart of this home -The combination of fully integrated appliances, abundant natural light, French-style doors, and skylight windows transforms this kitchen and dining area into the perfect setting for daily family meals, entertaining friends, or simply enjoying a cup of coffee while taking in the serene garden view. It's a space where culinary creativity and cherished family moments can come together effortlessly.

Downstairs WC

Conveniently located on the ground floor, this property features a well-appointed downstairs WC, providing both practicality and comfort for residents and guests.

FIRST FLOOR

Reception Room

The first-floor reception room is a versatile living area that combines elegance with practicality. The Juliet balcony with French-style doors, and double-glazed window create a harmonious indoor-outdoor connection, making it an ideal space to unwind and appreciate the beauty of the rear garden. Whether you choose to use it as a place to relax, work, or entertain, this room offers a wonderful retreat within the home.

Master Bedroom

The master bedroom is a testament to luxury and comfort, offering a spacious retreat within your own home. With its ample natural light, en-suite bathroom access, and room for personalization, it provides a serene and welcoming space for rest and relaxation. Whether you're enjoying a cozy night's sleep or savoring a quiet moment, this master bedroom is designed to meet your every need.

En-Suite

The en-suite bathroom provides a three piece suite.

SECOND FLOOR

Bedroom Two

This double bedroom is a versatile space that can serve as a comfortable guest room or a children's bedroom. With its dual double-glazed windows and the added comfort of a radiator,

Bedroom Three

A further spacious bedroom having a double glazed window and radiator.

Bedroom Four

Having a double glazed window and radiator. Ideal childrens bedroom/home office.

House Bathroom

The house bathroom is a well-appointed space that combines both style and practicality. It provides all the essential features for your daily routines, including bathing and grooming, while maintaining an atmosphere of cleanliness and comfort. Whether you're starting your day with an invigorating shower or winding down with a relaxing bath, this bathroom is designed to meet your needs.

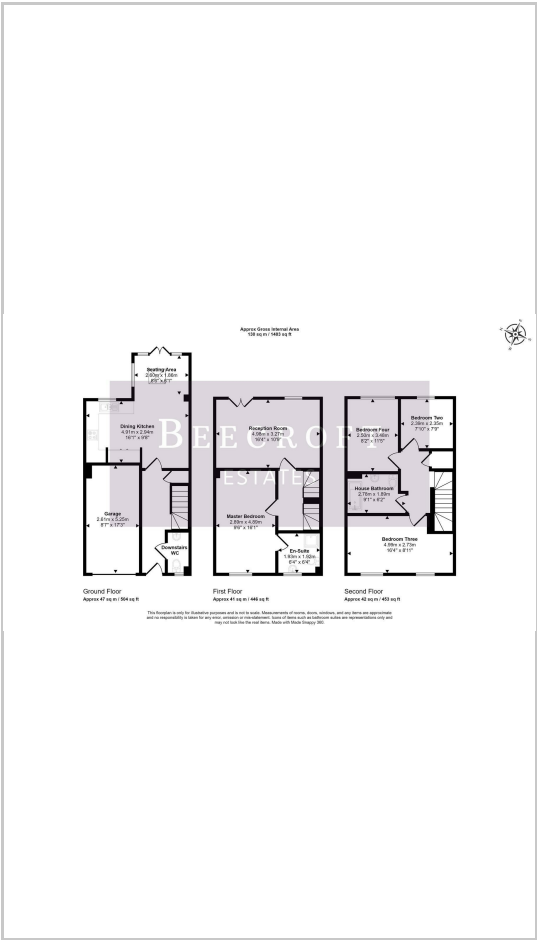
OUTSIDE

The outdoor spaces of this property are designed to complement the indoor living experience. The front and rear gardens offer opportunities for outdoor enjoyment, while the driveway and garage contribute to the practicality and functionality of the home. Whether you're tending to the garden, hosting outdoor gatherings, or parking your vehicles with ease, these outdoor features enhance the overall appeal and utility of the property.

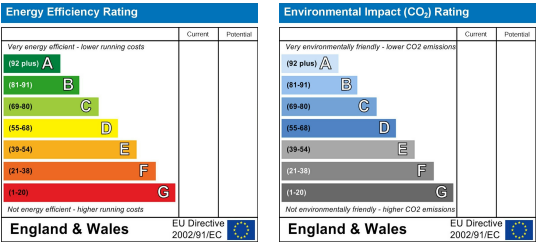
Area Map



Floor Plans



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.