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**Rye Croft, Conisbrough, DN12 2BD**  
**Offers Over £295,000**

## LARGE EXTENDED 3 BED DETACHED BUNGALOW/ FRESH CONTEMPORARY INTERIOR/ READY TO MOVE INTO.

An internal viewing will help buyers understand the work that has gone into this stunning home. It was extended and refurbished in late 2019/2020, and now has a fresh modern interior including a large open plan kitchen with integrated appliances and a 4 piece bathroom to include a shower enclosure. The accommodation benefits from a modern gas radiator central heating system (combi boiler), PVC double glazing 2022 and briefly comprises: Entrance lobby, a fantastic large open plan 'L' shaped living/ dining/ kitchen, inner hall, second sitting room or bedroom 4, 3 further good sized bedrooms and a beautifully appointed 4 piece bathroom. Outside the property stands on a good sized landscaped corner plot with paved patios, artificial lawns, a long side driveway and a detached garage. Very popular estate within Conisbrough, good access to amenities including Sheffield, Rotherham and Doncaster. VIEWERS WILL NOT BE DISAPPOINTED.

### ACCOMMODATION

A pvc double glazed door leads into an entrance lobby.

### ENTRANCE LOBBY

An internal door leads into;

### OPEN PLAN LIVING/ DINING/ KITCHEN

22'1" x 15'10" max (6.73m x 4.83m max )

This is a large open plan living space, the kitchen area is all smartly finished with a modern grey coloured high gloss kitchen cabinet and a contrasting work surface. A host of integrated appliances include; 4 ring gas hob with an extractor hood over, an integrated eye level oven and microwave, a deep recess for an American style fridge freezer, integrated dishwasher and a washing machine. There is a white composite sink with mixer tap, laminate flooring, inset spotlighting to the ceiling, the kitchen area opens directly into the living space where there is a broad pvc double glazed window to the front and further pvc double glazed double opening doors which access to the side and rear garden. There is a continuation of the laminate flooring, two central heating radiators, feature media wall with recess for TV and inset spotlighting. A door from here continues to the inner hall.

### INNER HALL

From here there is an access in to a loft space, via a drop down timber ladder, which houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems. Doors lead off to the bedrooms and bathroom.

### BEDROOM 1

11'8" x 11'7" (3.56m x 3.53m)

A lovely double bedroom, it has a pvc double glazed window to the side, a central heating radiator, fitted wardrobes, coving and a central ceiling light.

### BEDROOM 2

11'10" x 11'0" (3.61m x 3.35m)

A large second double bedroom, this has a pvc double glazed window to the rear, a central heating radiator, fitted wardrobes and high level velux window.

### BEDROOM 3

8'2" x 7'9" (2.49m x 2.36m)

This has a pvc double glazed window to the side, a central heating radiator, modern coloured laminate flooring, coving and a central ceiling light.

### SITTING ROOM/ BEDROOM 4

11'10" x 11'6" (3.61m x 3.51m)

To the rear there is a large sitting room and/ or bedroom 4, this offers an element of versatility, it has pvc double glazed double opening doors which lead directly into the rear garden, high level velux window and a central heating radiator.

### CONTEMPORARY BATHROOM

All smartly finished with a modern four piece white suite that comprises of a panelled bath, separate shower enclosure with a mains plumbed thermostatic shower including a rainfall style shower head, contemporary style wash hand basin set onto a floating vanity unit with free flow tap and a separate w/c. There is a pvc double glazed window, chrome style towel rail/ radiator, marble effect laminate flooring and inset spotlighting to the ceiling.

### OUTSIDE

Outside the property stands on one of the larger corner plots, it has a block paved side driveway which provides car standing and in turn leads to a detached brick garage. The front is hard landscaped designed for easier and lower maintenance with a side garden which continues and leads down to the rear.

### DETACHED BRICK GARAGE

Having an up and over door and power and light laid on.

### REAR GARDEN

The rear garden itself is a particularly good size as evidenced by the photographs. There is an Indian stone paved patio which leads onto an ornamental artificial lawn with fencing all the way round creating a nice private sitting area. There is external lighting, external flood lighting.

### AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing, installed 2022.

HEATING - The property has a gas radiator central heating system fitted.

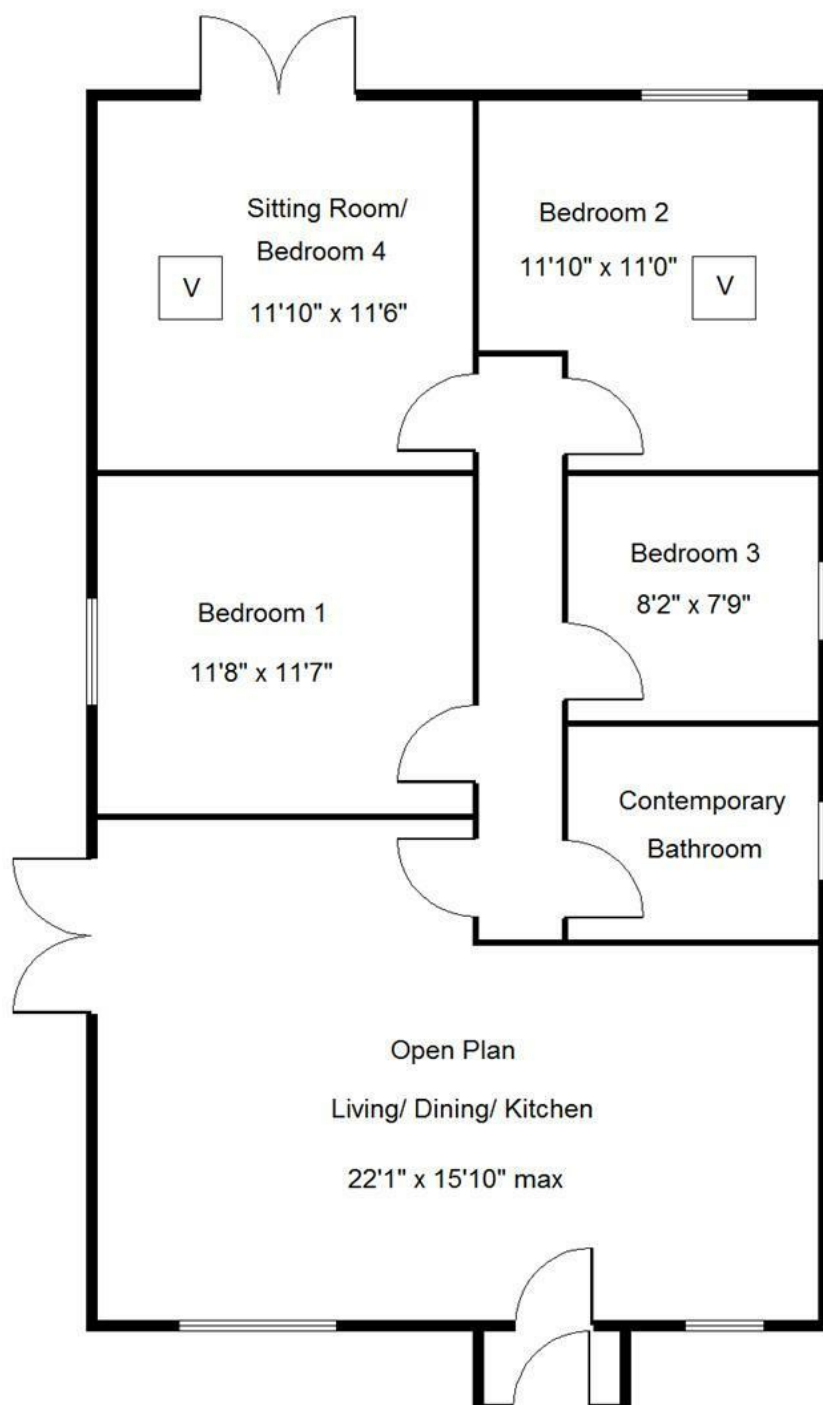
ALARM - The property is fitted with an alarm system.

COUNCIL TAX - This property is Band B.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and



fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

