

**FOR SALE**



**East Bawtry Road, Whiston**  
**Guide Price £310,000**

**MARTIN&CO**



## East Bawtry Road, Whiston

2 Bedrooms, 2 Bathroom

Guide Price £310,000

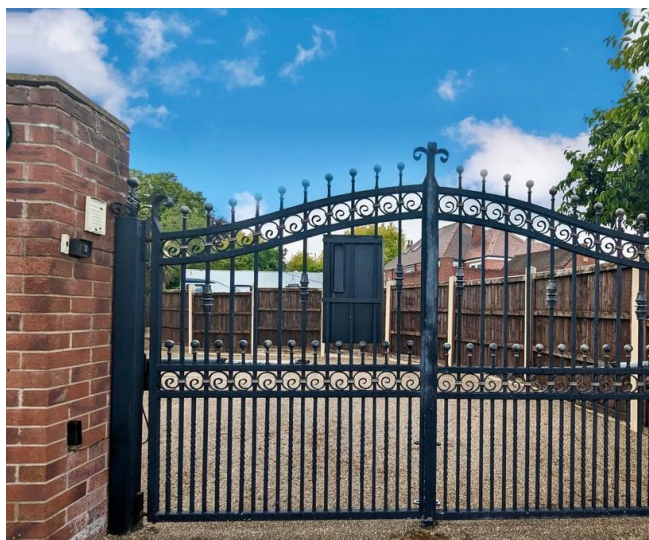
- Deceptively spacious
- Two bedrooms
- Two reception rooms
- Dining kitchen
- Utility room

GUIDE PRICE £310,000 - £320,000. This two bedroom detached bungalow is truly a sight to behold and must be seen to be fully appreciated. Situated on a generous plot, it offers convenient access to commuter links, public transport, and local amenities.

The present owner has tastefully remodeled the property, resulting in a beautifully maintained bungalow that will surely catch the eye of a variety of buyers. As you step through the front entrance porch, you'll be greeted by a spacious sitting/dining room that exudes a welcoming atmosphere.

The dining kitchen boasts contemporary style wall and base units, providing ample storage space for all your culinary needs. There is also a utility room, offering additional convenience. The lounge features a stunning fire surround and French doors that open up to the garden, allowing for plenty of natural light to fill the space.

The master bedroom comes complete with fitted wardrobes, offering plenty of storage options. The second bedroom provides additional accommodation possibilities. The property features a well-appointed shower room with a three-piece suite, as well as a cloakroom with a two-piece suite.



Outside, the property is accessed through electric gates, leading to a larger than average drive. There is also a parking area to the side of the bungalow, perfect for those with a caravan. The beautifully landscaped garden features a block paved patio, lush lawn, and mature trees and borders, creating a tranquil oasis.

Overall, this property offers a unique combination of stylish interiors, thoughtful design, and a convenient location. It truly is a must-see for anyone in search of their dream home.

**ENTRANCE PORCH** A useful addition to the bungalow providing a sitting area or the entrance to the property with front and side facing windows and side facing entrance door. There is an entrance door opening into the sitting / dining room.

**SITTING / DINING ROOM** Having oak flooring and downlights to the ceiling. With access to the kitchen

and rear hallway.

**DINING KITCHEN** With a range of contemporary style wall and base units in high gloss cream, wall units include extractor hood and there are downlights to the ceiling. Base units are set beneath contrasting worktops which include a one and a half bowl sink, oven, hob, space for fridge freezer, concealed central heating boiler and wooden flooring. With a side facing window and door to the utility room.

**UTILITY ROOM** With built in storage cupboard and set beneath the contrasting worktop is plumbing for the washing machine, space for tumble dryer, laminate flooring, front facing entrance door and side facing window.

**REAR HALL WAY** With access to the lounge, two bedrooms, the shower room and cloak room with oak flooring.

**LOUNGE** A generous size room having French style



doors which open on to side patio area. The focal point of the room is the feature fire surround which has a living flame gas fire.

**BEDROOM ONE** A superb size double room which has a range of fitted wardrobes to one wall and front facing window.

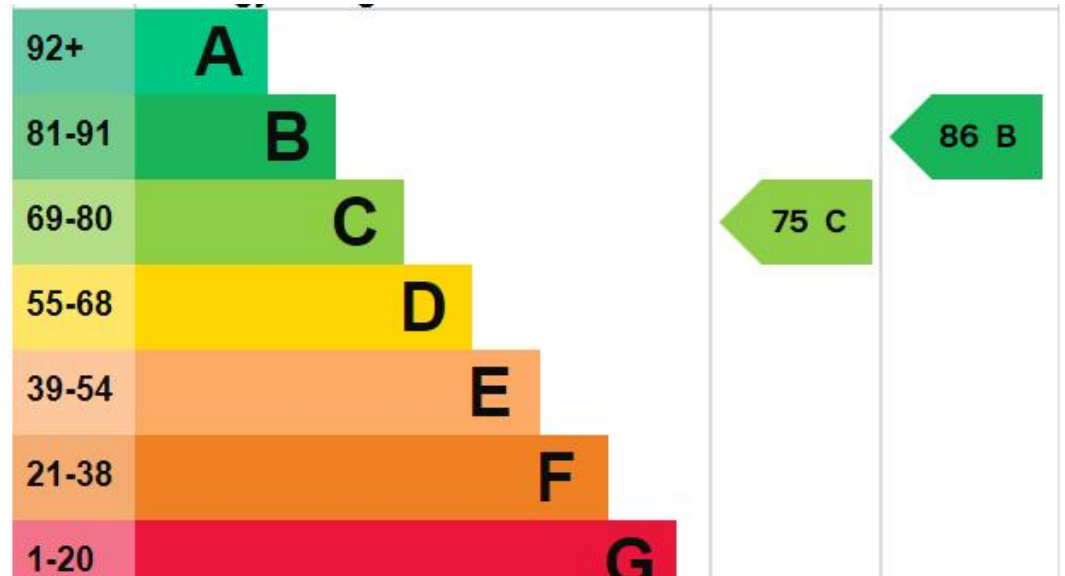
**BEDROOM TWO** A larger than average single room with rear facing window.

**SHOWER ROOM** Having a white three piece suite which comprises of a separate shower cubicle, vanity wash hand basin, low flush w.c, tiled walls, downlights to the ceiling and rear facing window.

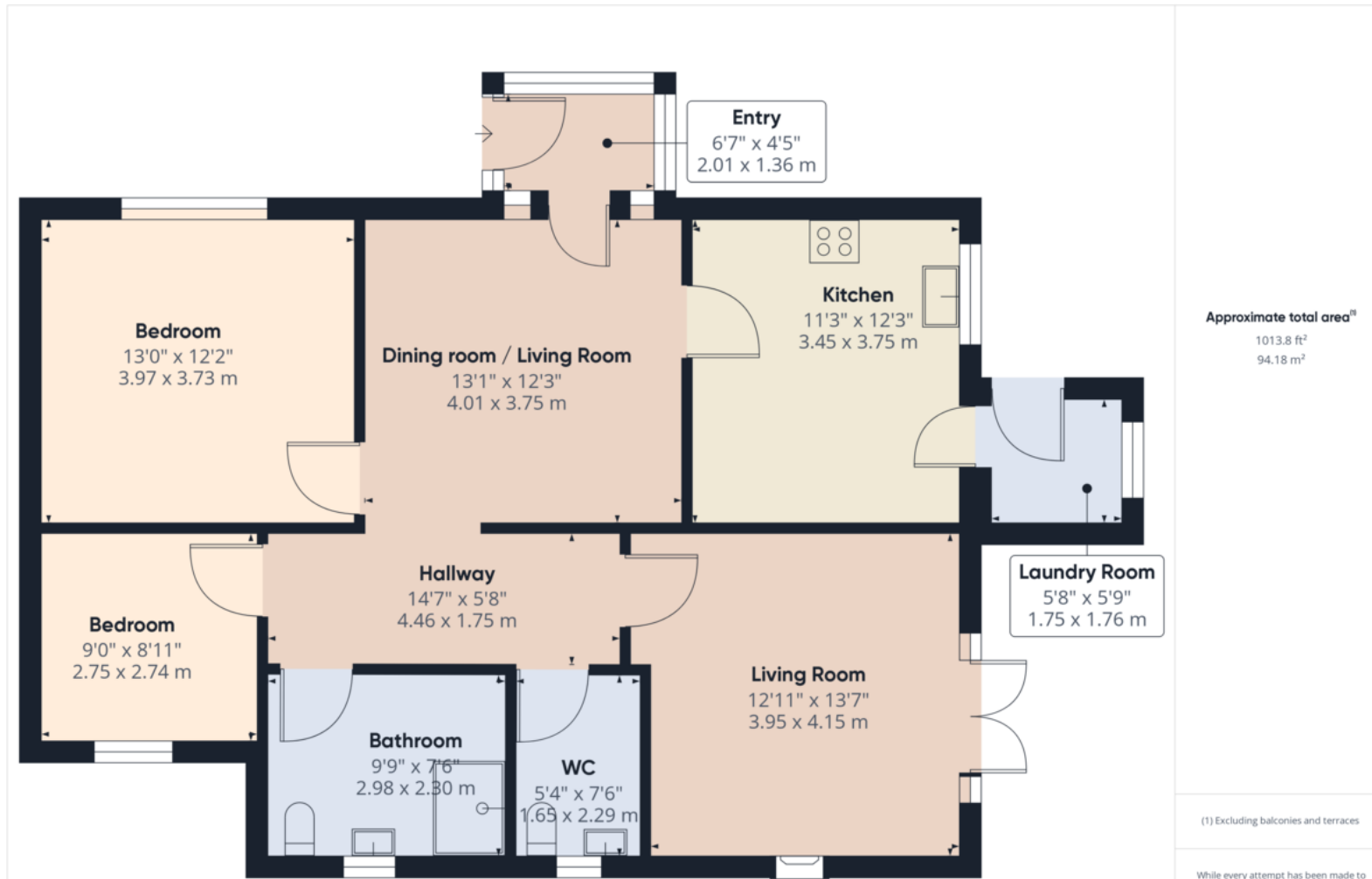
**CLOAKROOM** With a white two piece suite which comprises of a low flush w.c, wash hand basin, tiled floor, tiled splash back and rear facing window.

**OUTSIDE** The property is enclosed by walling, fencing

and front facing double electric gates. The gates open onto a drive which provides off road parking for several vehicles. To the side of the bungalow is a further parking area ideal for a caravan and patio area. With a rockery area to the front. To the side is an enclosed garden with lush lawn, block paved patio area and mature borders.







## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA  
T: 01709 544982 • E: rotherham@martinco.com

# 01709 544982

<http://www.martinco.com>

**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.