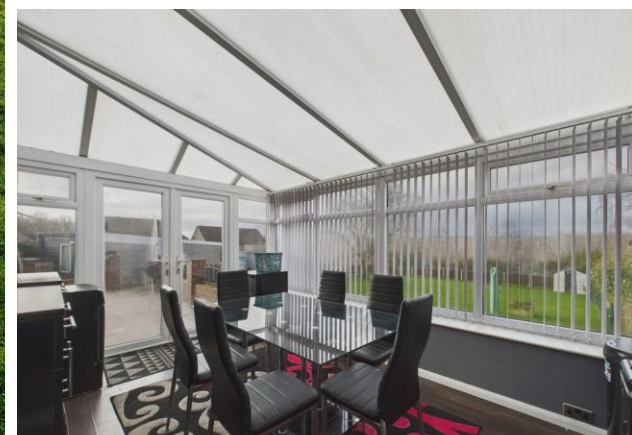


FOR SALE



Arundel Crescent , Treeton
Guide Price £210,000

MARTIN&CO



Arundel Crescent , Treeton

3 Bedrooms, 1 Bathroom

Guide Price £210,000

- Semi detached
- Three bedrooms
- Three reception rooms
- Cul de sac position
- Large rear garden

GUIDE PRICE £210,000 - £220,000. Tucked away at the end of a quiet cul-de-sac in the well-connected village of Treeton, Arundel Crescent presents a practical and surprisingly spacious home, perfect for anyone looking to enjoy outdoor space while remaining close to key transport links and everyday conveniences. The standout feature here is the sizeable rear garden - far larger than typical for properties in the area - offering a mix of lawn, patio, and low-maintenance areas ideal for those who want a useable and private outdoor space without extensive upkeep.

From the front, the property benefits from a generous block-paved driveway with space to park several vehicles, as well as a gated side driveway for further secure parking. Located in a residential spot with very little through-traffic, the setting suits anyone seeking peace and practicality, with the added convenience of quick access to the M1, M18, and Sheffield Parkway for those commuting to Sheffield, Rotherham or further afield.

Inside, the layout has been well thought out to make the most of the space on offer. The entrance hall includes a spindled staircase leading to the first floor, setting the tone for a home that feels solid and comfortable. A dual-aspect lounge brings in plenty of natural light and connects through to a conservatory,



which looks directly over the expansive garden - giving a feeling of openness that carries through the house. A separate sitting room or dining room offers flexibility, working well as a formal dining space, family room, or even a home office if needed.

The kitchen is fitted with high-gloss units and includes a built-in oven, hob, and extractor fan, with additional space for freestanding appliances. Though not ultra-modern, the finish is clean and functional with plenty of storage and worktop space.

Upstairs, the landing leads to three good-sized bedrooms. The main bedroom benefits from a dual-aspect layout, offering natural light from both the front and rear, while the remaining two bedrooms offer enough room for double beds or flexibility for office or guest use. A recently fitted shower room features a white three-piece suite, keeping things straightforward and easy to maintain.

The rear garden is one of the main selling points. Starting with a paved patio immediately behind the conservatory, it leads to a large lawned area - ideal for family use, gardening or entertaining. A detached

garage, currently used for storage, sits to one side, and there's a further enclosed section of garden featuring an artificial lawn, decorative pebbled areas and a shed, creating useful zones for different needs. This whole area is enclosed and feels private, something that's becoming harder to find with newer builds.

Local amenities are within easy reach. Treeton offers a good balance between village atmosphere and urban convenience, with shops, takeaways and essential services nearby. Larger supermarkets including Morrisons in Catcliffe, Asda at Handsworth and Tesco Extra at Wath are a short drive away. For schools, Treeton C of E Primary School is within walking distance, with Brinsworth Academy and Aston Academy both accessible for secondary education. The area is also well served by bus routes into Sheffield and Rotherham, while the nearby M1 and M18 motorway connections offer direct routes for longer journeys.

Overall, 3 Arundel Crescent is a solid, well-proportioned home in a location that balances



convenience with quiet surroundings. The extensive garden is a rare feature, and the amount of off-road parking sets it apart from others in this price range. With flexible living spaces and scope for further updates if desired, it's a place that would suit a wide range of buyers, from families to those simply wanting more room to spread out - both inside and out.

ENTRANCE HALL With an oak and chrome spindled staircase rising to the first floor landing, front facing entrance door and front facing window.

LOUNGE A dual aspect lounge which has coving to the ceiling. The focal point of the room is the feature fire surround which houses the living flame gas fire. With a front facing window and rear facing French doors which open into the conservatory.

CONSERVATORY Having an air conditioning unit, laminate flooring, French doors lead to the garden,

side and rear facing windows overlooking the rear garden.

SITTING / DINING ROOM Currently used as a second sitting room this room offers flexibility with laminate flooring and front facing window.

KITCHEN With a range of fitted wall and base units in high gloss effect, wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, oven, hob, space for fridge freezer, tiled splash backs, two rear facing windows, rear facing entrance door, pantry with plumbing for washing machine.

LANDING With oak and chrome balustrade, loft access and rear facing window.

BEDROOM ONE A generous size master bedroom with dual aspect windows to front, rear and fitted wardrobes to one wall.

BEDROOM TWO A double size room with picture rail, laminate floor and front facing window.

BEDROOM THREE A double size room with laminate flooring and rear facing window.

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

OUTSIDE To the front is a block paved drive providing off road parking for several vehicles. Gates open onto a further drive leading to a garage used for storage. The outstanding rear garden has a paved patio area which leads to a fantastic side garden which is separated into two areas, the main being laid to lawn. The second area is enclosed with artificial lawn, shed, pebbled areas and summerhouse.

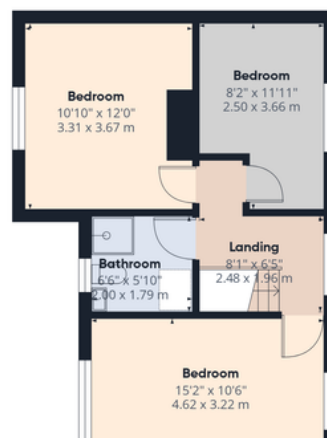


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾

1060 ft²
98.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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