



Fenton Fields, Rotherham S61 3SU

welcome to

Fenton Fields, Rotherham

READY FOR A NEW OWNER - Offered to market is this well maintained three bedroom detached property making the perfect purchase for the FTB/small family buyer. Boasting a beautifully presented rear garden and off road parking...CALL TO VIEW!!!



Lounge

A bright and spacious reception room featuring a front-facing window, rear-facing patio doors providing access to the garden, and a central heating radiator.

Kitchen Utility Room

Having a front-facing window and entrance door, rear-facing door providing access to the garden, and a central heating radiator.

Conservatory

A versatile additional living space having side-facing patio doors providing access to the garden and allowing plenty of natural light.

Bedroom One

A spacious double bedroom having a front-facing window, fitted wardrobes providing excellent storage space, and a central heating radiator. Offering ample room for a range of bedroom furniture, this well-appointed room provides comfortable accommodation as the principal bedroom.

Bedroom Two

A well-proportioned and versatile bedroom having a rear-facing window and a central heating radiator. Suitable for use as a double or guest bedroom, the room could also be utilised as a child's bedroom, home office or study space.

Bedroom Three

A versatile bedroom having a front-facing window and a central heating radiator. Currently suitable as a single bedroom, the room could also be utilised as a nursery, home office, dressing room or study to suit a variety of needs.

Bathroom

Comprising a paneled bath with shower over, wash hand basin and low flush WC. Having a rear-facing window providing natural light and ventilation, this well-appointed bathroom serves the property with a practical three-piece suite.

Outside

To the front of the property is a driveway providing off-road parking with EV charger, offering convenience for residents and visitors alike. The front aspect is designed for ease of maintenance and enhances the property's kerb appeal.

The rear garden is predominantly laid to lawn and features a decked seating area, providing an ideal space for outdoor dining, entertaining and relaxing. The garden also benefits from a useful brick-built outhouse fitted with electrics, offering excellent storage or potential for a variety of uses subject to requirements.



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welcome to

Fenton Fields, Rotherham

- Three bedroom semi detached property-two spacious reception rooms
- Well presented throughout - Ideal family home
- Popular residential location - close to amenities/transport links & schools
- Driveway providing off road parking & attractive garden
- Viewing is highly recommended

Tenure: Freehold EPC Rating: D

Council Tax Band: B



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117590 - 0004

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