



37 Rig Drive, Swinton, Mexborough, S64 8UL

**Asking Price £575,000**

An absolutely outstanding detached family home offering well appointed accommodation throughout is offered with this much sought after location. Having been recently improved to include a stunning reception room to the rear ideal for entertaining with Bi-Fold doors inviting the garden within. Providing flexible living accommodation throughout with the option of utilising a fifth ground floor bedroom the property enjoys impressive enclosed gardens to the rear with an early viewing been thoroughly recommended.



## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Swinton

Swinton is a suburban town within the Metropolitan Borough of Rotherham, in South Yorkshire, England on part of the west bank of the River Don. The town was once a centre for the manufacture of ceramics of international importance, and deep coal mining, glassmaking, canal barge-building and engineering. It is known as the site of the Rockingham Pottery, a world-renowned manufacturer of porcelain, although the factory closed in 1842.

## Material Information

Council Tax Band - D

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## Lounge 21'4" x 10'2" (6.52m x 3.12m)



The traditional reception room is a bright and welcoming, front facing room with a bay window and window seat. It has modern decor with a dual aspect multi fuel stove and is floored with Karndean flooring.

## Downstairs WC 8'4" x 2'11" (2.55 x 0.91m)



With low flush WC and wash hand basin

## Master Bedroom 15'7" x 10'8" (4.77m x 3.26m)



Stunning bay window and media wall, leading to a dressing area and ensuite facility. Floored with Karndean flooring and carpet.

## Dressing Area 10'6" x 7'9" (3.21 x 2.37m)

Leading to the Ensuite

## Ensuite 10'6" x 8'11" (3.22 x 2.73m)

### **Kitchen 10'1" x 29'4" (3.09m x 8.96m)**



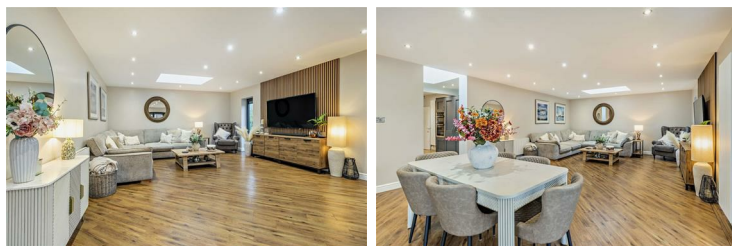
The impressive kitchen is fitted with a modern range of wall, base and drawer units, complete with Granite work surfaces. There are separate integrated fridge and freezer, dishwasher, wine cooler, boiling tap, microwave and double oven. It is fitted with a sky light and is floored with Karndean flooring.

### **Playroom 17'11" x 9'1" (5.47 x 2.79m)**



Dual aspect reception room, currently used as a playroom. This room has 3 roof windows and a dual aspect multi fuel stove.

### **Impressive Family Room 9'1" x 17'11" (2.79m x 5.47m)**



This stunning entertaining space hosts 2 sets of Bi fold doors with built in blinds, 2 sky lights and a modern picture window. This room overlooks the impressive rear garden and has Karndean Flooring.

### **Bedroom One 10'7" x 12'10" (3.23m x 3.93m)**

Bedroom one is a front facing room fitted with shutter blinds. It has modern neutral decor and is floored with carpet.

### **Bedroom Two 11'9" x 10'9" (3.59m x 3.29m)**

Bedroom two is a front facing room, it has shutter blinds and is decorated in a modern neutral finish. Floored with carpet.

### **Bedroom Three 7'3" x 10'2" (2.23m x 3.10m)**

Bedroom three is a rear facing room, it has neutral decor and carpet.

### **Bedroom Four 6'7" x 7'7" (2.02m x 2.32m)**

Bedroom four is a front facing room, it has shutter blinds and is floored with carpet.

### **Shower Room**

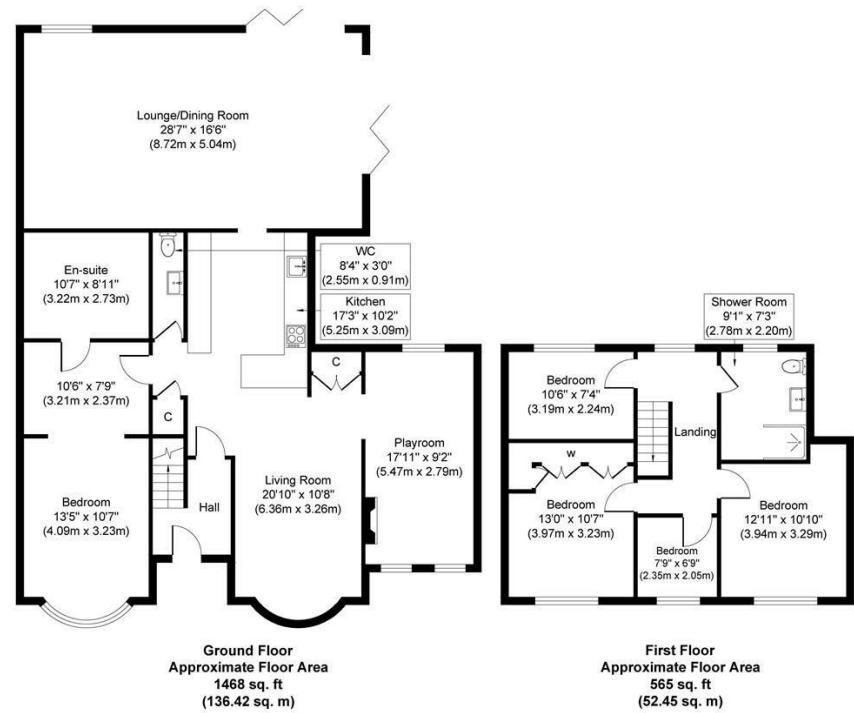
The modern shower room is tiled to the walls and floor and is fitted with a walk in shower with seat, floating vanity unit, WC, backlit mirror and towel radiator.

### **External**

Occupying this envious large plot, it has a block paved drive to the front providing ample off road parking, electric car charger, and a large lawned area. To the rear of the property is a good sized private garden. It has a lawned area, a decked patio area, areas of plants and shrubbery, along with a fire pit, outdoor log store and outhouse. Situated in the sought after location of Swinton, close to local amenities and schools.



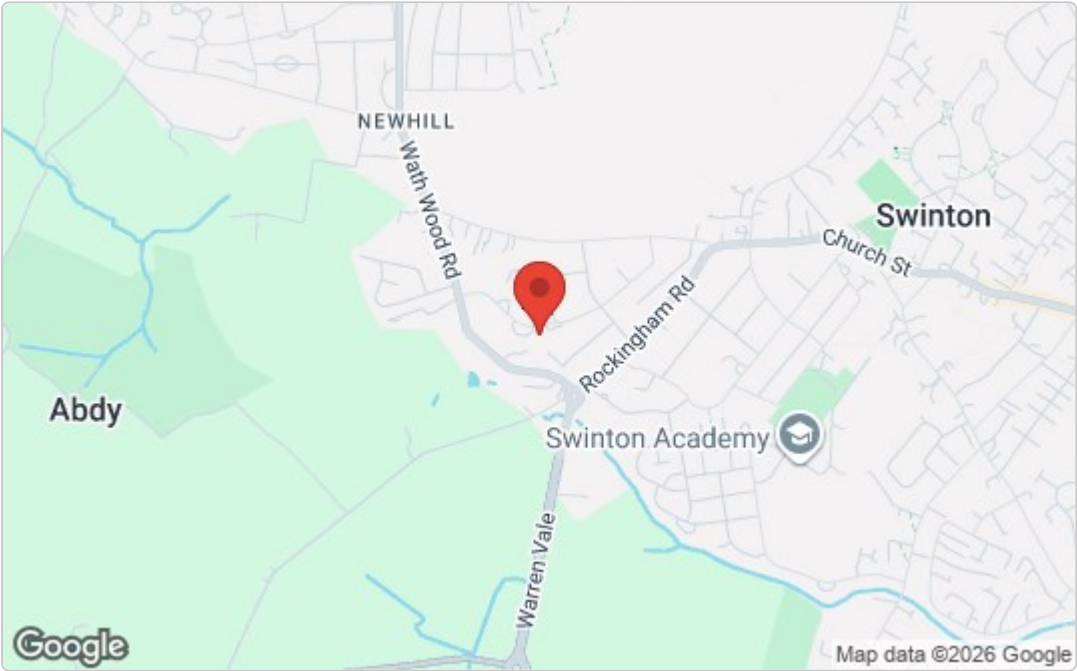
Floor Plan



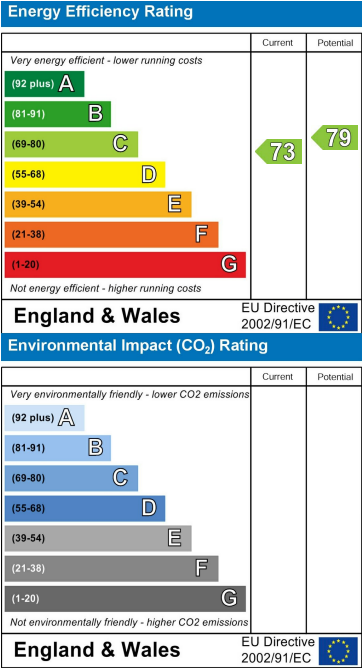
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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