

4 Bed  
House - Detached  
located in

14 Cygnet Drive  
Mexborough  
S64 0FG



Asking price £335,000

Nestled in the desirable area of Cygnet Drive, Mexborough, this stunning detached house, built in 2018, offers a perfect blend of modern living and comfort. With four spacious bedrooms and well-appointed bathrooms, this property is ideal for families seeking both space and convenience.

Upon entering, you will be greeted by two inviting reception rooms and an open plan kitchen/breakfast room, providing ample space for relaxation and entertaining guests. The immaculate condition of the home ensures that it is ready for you to move in without the need for any immediate renovations.

One of the standout features of this property is the open views to the rear, which create a serene backdrop for your daily life. The child-friendly landscaped garden is not only perfect for outdoor play but also offers an excellent setting for al fresco dining and gatherings with family and friends.

Additionally, the property is conveniently located close to a park, making it an ideal choice for families with children or anyone who enjoys outdoor activities. This home truly embodies a harmonious lifestyle, combining modern amenities with a peaceful environment.

If you are looking for a contemporary family home in a lovely neighbourhood, this property on Cygnet Drive is not to be missed.

Entrance Hall

This stylish entrance hall welcomes you with its bright, clean, and airy feel, featuring white tiled flooring that enhances the space. The staircase, with its crisp white balustrade and natural wood handrail, ascends gracefully, setting a warm and inviting tone as you enter the home.

Living Room

13'2" plus bay x 9'10"

The living room is a cosy yet contemporary space defined by a soft carpet and neutral walls. A bay window floods the room with natural light, creating a peaceful spot for relaxation. The room’s simple, elegant design offers a comfortable setting for everyday living or entertaining guests.

Kitchen/Breakfast Room

16'9" max x 13'0" max

The kitchen/breakfast room is a modern culinary space, fitted with sleek, handleless cabinetry in a light tone complemented by a stylish tiled splashback. A large central island with a wooden countertop provides ample seating for casual dining and socialising. The room benefits from tiled flooring that continues into the utility room, alongside integrated appliances including dishwasher, fridge freezer, gas hob, double oven/microwave and hot plate, with a layout designed for convenience and flow to the adjoining family room and utility space.

Utility Room

The utility room offers practical functionality with fitted shelving and a work surface above the washing machine, finished with a neutral colour scheme and tiled flooring. This space is conveniently positioned off the kitchen, providing an ideal area for laundry and additional storage.

Family Room

16'10" x 10'1"

The family room is a bright space flooded with natural light from the wide expanse of sliding glass doors that open onto the patio and garden, creating a seamless indoor-outdoor connection. The room features a media wall, glossy tiled floor and a neutral palette, making it an ideal space for relaxing or entertaining while enjoying views over the garden.

Landing

The landing area at the top of the stairs is bright and spacious, with neutral carpeting and walls, providing access to all bedrooms and bathrooms on this floor. A useful airing cupboard is positioned here for linen storage.

Bedroom 1

13'1" max x 11'11"

The principal bedroom is an elegant room featuring a soft, neutral carpet and a large window that fills the space with natural light. It includes built-in wardrobes for ample storage and enjoys the privacy of an ensuite shower room, perfectly suited for comfort and convenience.

Ensuite

8'7" x 4'7"

The ensuite shower room to the principal bedroom is smartly fitted with a walk-in shower, modern basin, and WC, all complemented by light-coloured tiles and a window allowing natural light.

Bedroom 2

12'2" to wardrobes x 9'1"

Bedroom 2 is a well-proportioned room featuring built-in wardrobes and a bright window. Its neutral decor and carpeted floor provide a calm and restful environment, suitable for use as a double bedroom or guest room.



### Bedroom 3

11'3" max x 10'3"

Bedroom 3 offers a versatile space with built-in wardrobes and a window providing natural light. The neutral tones and carpeted floor make it a comfortable and tranquil room, ideal for a child's bedroom or study.

### Bedroom 4

10'6" max x 7'5" plus recess

Bedroom 4 is a cosy room with a window looking out to the rear garden. It features built-in storage and a neutral decor, making it a perfect space for a single bedroom or nursery.



### Bathroom

The family bathroom is a contemporary space with a bath, wash basin, and WC, finished with stylish tiled walls and flooring. A window provides natural light and ventilation, creating a fresh and inviting room.



### Rear Garden

The rear garden is a delightful outdoor space that features a paved patio area ideal for seating and entertaining. Beyond this is a neatly maintained artificial lawn with a charming picket fence, creating a safe play area for children. The garden is enclosed by fencing and includes a variety of plants and shrubs along the borders, with views extending over open green space beyond the boundary for a serene backdrop.

### Integral Garage

20'1" x 10'2"

The integral garage is a sizeable and practical space, ideal for parking or storage. It connects internally to the home, providing convenience and additional secure storage space with fitted units.



### MISC

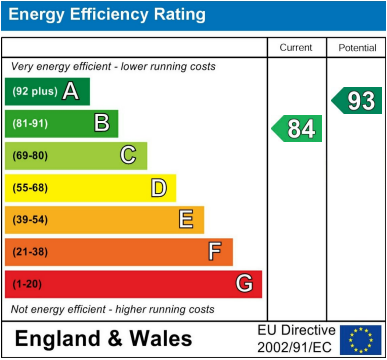
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