

Freehold

Asking Price: £375,000

Newman Court, Rotherham, South
Yorkshire, S60



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

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CUL DE SAC LOCATION, IMMACULATE STANDARDS THROUGHOUT, FOUR BEDROOMS AND TWO RECEPTIONS, POTENTIAL TO EXTEND, EXTENSIVE REAR GARDENS, DRIVE AND DOUBLE GARAGE.

Occupying a head of cul de sac position within this ever sought after location a very well appointed and maintained four bedroom family home set within this large corner plot. Including gas central heating, double glazing to windows and external doors, large private enclosed rear garden, double garage and quality Glenwood fittings to kitchen and bedrooms this immaculate detached home is certainly worthy of consideration. Entrance hall, cloakroom/wc, lounge, dining room and quality fitted kitchen to the ground floor with four first floor bedrooms all with fitted furniture, shower room and separate wc. Conveniently placed within short drive of suburban shopping amenities, Rotherham Hospital, Sheffield and Rotherham centres and the M1 motorway. An absolute must view.

Entrance Hall With composite front door, laminate floor and stairs rising to the first floor.

Cloakroom/WC 1.69 x 1.39. With wc and wash basin with vanity unit beneath, front window, towel rail/radiator, tiling to the floor and basin.

Lounge 5.49 x 3.31. Open plan to the dining room and with bow window to the front. The focal point is the Minster style fireplace with inset living flame gas fire.

Dining Room 3.31 x 2.74. Open plan to the lounge and with window to the rear.

Breakfast Kitchen 3.96 x 3.62. With a range of fitted oak units with roll edge worktops, one and a half bowl stainless steel sink with mixer tap and tiling to the sink and worktop area. Rear entrance door, rear window, breakfast bar, plumbing for washer and dishwasher, LVT flooring and downlights to ceiling. Cooking appliances comprise five ring gas hob with extractor and double electric oven and warming drawer.

First Floor Landing With cylinder cupboard.

Bedroom One 3.55 x 3.52. With front bow window, fitted wardrobes and dressing table with drawers beneath and pelmet lighting over.

Bedroom Two 3.45 x 2.60. With front window, sliding door wardrobes, dressing area with drawers beneath and downlights to ceiling.

Bedroom Three 3.09 x 2.74. With rear window, sliding door wardrobes and dressing area with drawers beneath.

Bedroom Four 2.73 x 2.57. With rear window, fitted wardrobes, desk unit and single bed unit. Laminate floor and downlights to ceiling.

Shower Room 2.57 x 1.78. A very well appointed shower room with wash basin with vanity units beneath and corner shower enclosure with monsoon head shower and separate hand attachment. Downlights to ceiling, towel rail/radiator, side window, shaver point, LVT flooring and majority wall tiling.

Separate WC 1.55 x 1.22. With wc and wash basin in white, painted wood wall panelling, LVT flooring and rear window.

Outside The property occupies a head of cul de sac position with beautifully maintained corner plot gardens. To the rear of the house are extensive lawned gardens with flower/shrub beds, screening conifers, patio, garden shed, cold water tap, two pergolas and arbour. To the side is another garden shed and to the front an open plan lawn with shrub bed. There is block paved drive providing ample off road parking and access to the double garage.

Double Garage 5.32 x 5.20. With automated entry door, light, power and access door to the side.

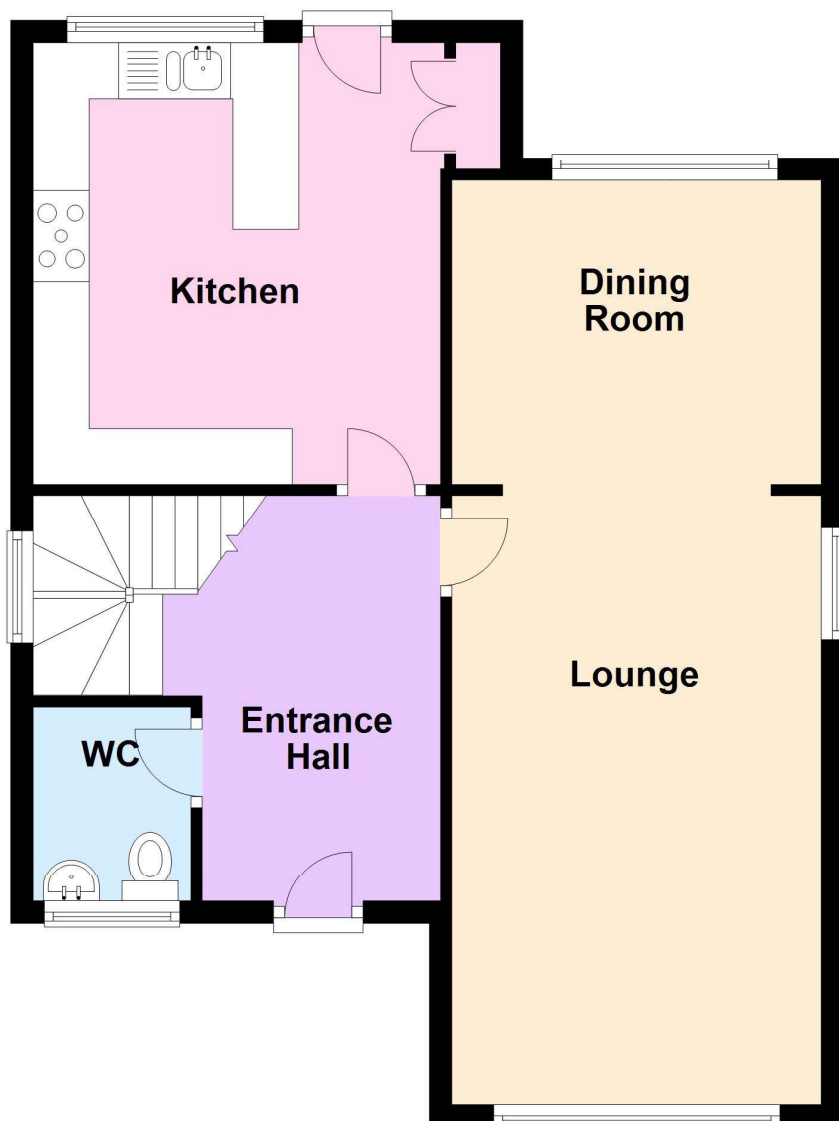


- Detached family home
- Sought after cul de sac location
- Four bedrooms and two receptions
- Large corner plot
- Drive and double garage
- Close to amenities and M1

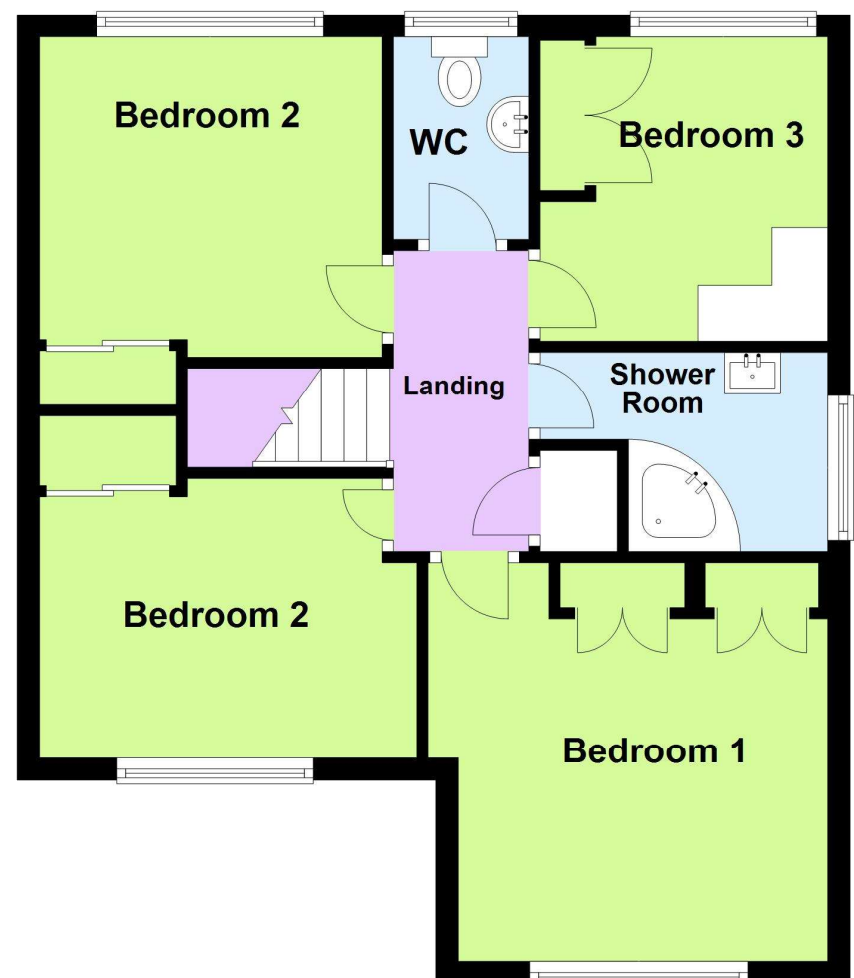
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



This plan is used for illustration purposes only
Plan produced using PlanUp.