

Freehold

Asking Price: £325,000

Rotherham, South Yorkshire, S66

Cutters Walk, Wickersley,



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SOUGHT AFTER VILLAGE LOCATION! BEAUTIFULLY APPOINTED ACCOMMODATION! DRIVEWAY, GARAGE, E/V CHARGE POINT AND MORE!

Just one look and you will be sold on this beautifully appointed, three bedroom detached home set upon this modern development in the sought after village of Wickersley. The residence boasts exceptional standards within and is perfectly placed to access a range of amenities in the village along with being in catchment for highly regarded junior and senior schools. The accommodation briefly comprises an entrance porch, lounge, stunning kitchen diner, utility room and a ground floor WC. To the first floor is a landing, master bedroom with dressing area and en-suite shower room, two further bedrooms and a family bathroom. Outside, off road parking is provided by a driveway with E/V charge point and an integral garage. To the rear are attractive gardens that are predominately laid to lawn.

Entrance Porch Front facing composite entrance door, downlights to the ceiling and a radiator. A door opens to the lounge.

Lounge 4.43 x 3.36. Having downlights to the ceiling, front facing UPVC double glazed window and a radiator. Stairs rise to the first floor landing and a door opens to the kitchen.

Kitchen Diner 4.29 x 2.90. Fitted with a range of handle less wall mounted and base level units in a high gloss finish with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated four ring induction hob and electric oven with extractor hood over, built in fridge freezer and an integrated dishwasher. Having downlights to the ceiling, rear facing UPVC double glazed window, rear facing UPVC double glazed French doors and a radiator. An archway opens to the utility room.

Utility Room 1.56 x 1.48. A cupboard houses the central heating boiler, plumbing for a washing machine is set beneath a work surface and a door opens to the ground floor WC. A double glazed entrance door gives access to the rear garden.

WC 1.57 x 0.96. Fitted with a white low flush WC and a wash hand basin with tiling to splashback height and a radiator.

Landing Having access to the loft and doors open to the bedrooms and bathroom.

Master Bedroom 3.30 x 3.13. Having downlights to the ceiling, front facing UPVC double glazed window and a radiator. An archway opens to the dressing area.

Dressing Area Fitted with a range of mirror fronted wardrobes. A door open to the en-suite shower room.

En-Suite Shower Room 2.09 x 1.58. Fitted with a white suite comprising s shower enclosure, low flush WC and a wash hand basin. Having partial tiling to the walls and floor, downlights to the ceiling, side facing UPVC double glazed window and a heated chrome towel rail.

Bedroom 2 2.98 x 2.40. Fitted with a range of mirror fronted wardrobes, downlights to the ceiling, rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.86 x 1.95. Rear facing UPVC double glazed window, downlights to the ceiling and a radiator.

Bathroom 1.90 x 1.67. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to the walls and floor, downlights to the ceiling, side facing UPVC double glazed window and a heated chrome towel rail.

Outside A Tarmac driveway with E/V charging point provides off road parking and in turn leads to the integral garage. At the rear is well appointed garden that enjoys a flagged patio overlooking a lawn. There is an outside tap along with an external power point

Garage Up and over door.



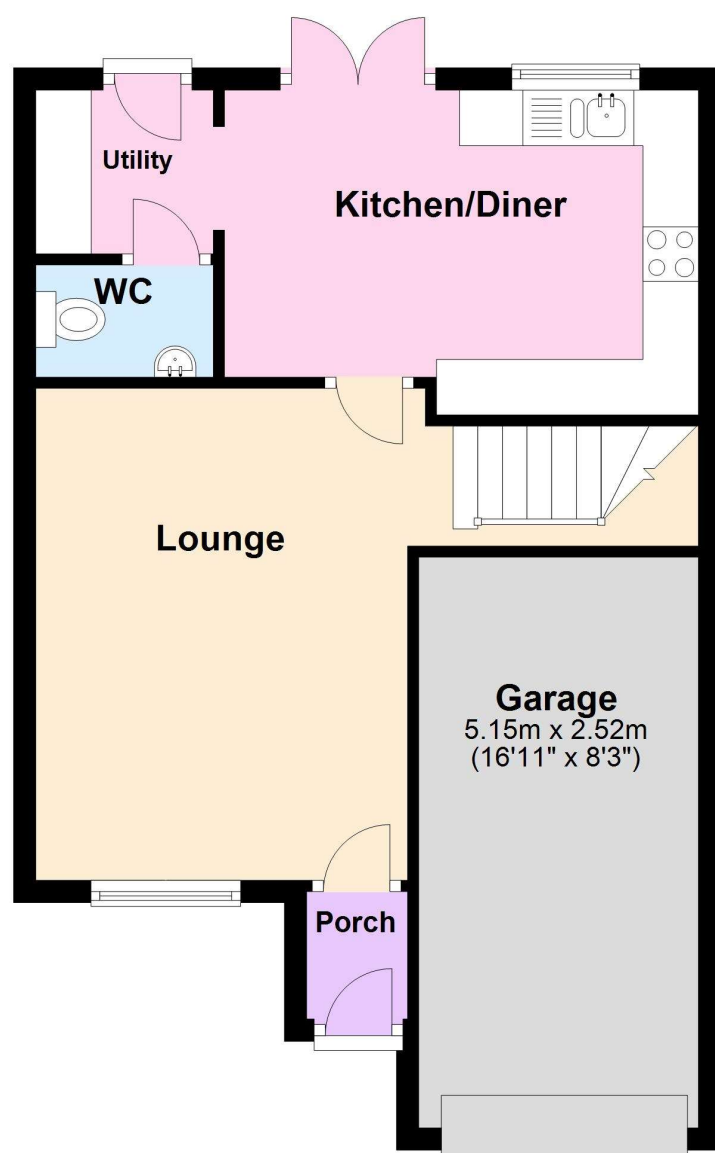
- Three bedroom detached
- Sought after village location
- Beautifully appointed accommodation
- Master bedroom with dressing area and en-suite
- Driveway and garage
- E/V charge point
- Well appointed gardens
- Viewing is a must!

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.

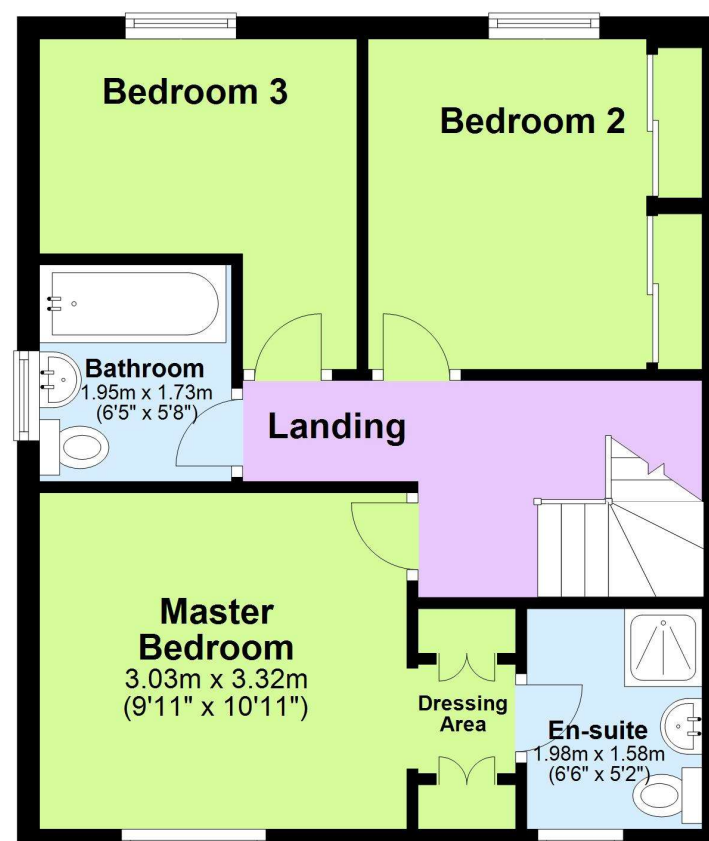
Ground Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 91.7 sq. metres (987.1 sq. feet)

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