



Francis Drive, Rotherham, South Yorkshire, S60

LARGE, EXTENDED, FOUR BEDROOM SEMI DETACHED HOME! CUL DE SAC POSITION! DESIRABLE LOCATION! WELL PLACED FOR AMENITIES! VIEWING IS A MUST!

Enjoying a position set within a cul de sac is this extended, four bedroom, semi detached home of significant proportion. This desirable location affords great access to a range of local amenities and is within a short drive of the M1 motorway network. The accommodation on offer approaches 1700 square feet and briefly comprises an entrance hallway, lounge, versatile open plan family dining kitchen and a ground floor WC. To the first floor are three bedrooms and a bathroom. To the second floor is an attractively presented double bedroom. Outside, Off road parking is provided by a block paved driveway and to the rear is an enclosed garden with deck and lawn. Viewing is essential to appreciate the size and space on offer! Call Lincoln Ralph today!

Entrance Hall An inviting hallway with a front facing UPVC double glazed entrance door and laminate flooring. Stairs rise to the first floor landing and doors open to the WC, kitchen and lounge.

Lounge 4.21 x 3.65. A well presented room with a feature fire surround having a marble effect hearth and back incorporating a living flame gas fire. There is a front facing UPVC double glazed bow window and a radiator.

Open Plan Family Dining Kitchen This versatile room is divided into three sections

Kitchen 5.36 x 2.82. Fitted with a range of handle less wall mounted and base level units in a grey high gloss finish with integrated mood lighting and work surface incorporating a one and a half bowl sink unit with mixer tap. There is an integrated range with extractor hood over, built in dishwasher and washing machine, laminate flooring and downlights to the ceiling. Having a breakfast bar, rear facing UPVC double glazed window and a rear facing UPVC double glazed entrance door. The area is open plan to the family room and dining room.

Dining Room 5.43 x 2.38. Having downlights to the ceiling, front facing UPVC double glazed window and laminate flooring.

Family Room 4.14 x 6.39. (The first measurement reduces to 3.92) A fantastic space for the family with downlights to the ceiling, side facing UPVC double glazed French doors, rear facing UPVC double glazed window, radiator and laminate flooring.

WC Fitted with a white low flush WC and a wash hand basin.

Landing Stairs rise to the attic room. There is a side facing UPVC double glazed window and doors open to the first floor bedrooms and bathroom.

Bedroom 1 4.48 x 3.68. Front facing UPVC double glazed bow window and a radiator.

Bedroom 2 3.63 x 3.39. Having a rear facing UPVC double glazed window and a radiator. A cupboard houses the central heating boiler.

Bedroom 4 2.49 x 1.87. Front facing UPVC double glazed window and a radiator.

Bathroom 2.49 x 1.87. Fitted with a white suite comprising a P shaped bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to the walls and floor, heated chrome towel rail along with side and rear facing UPVC double glazed windows.

Attic Bedroom 4 5.27 x 4.13. Having downlights to the ceiling along with two front and two rear facing double glazed skylights.

Outside Off road parking is provided to the front by way of a block paved driveway. At the rear is an enclosed garden with a decked seating area overlooking a lawn.



- Four bedroom semi detached home
- Spacious, extended accommodation
- Cul de sac position
- Desirable location
- Well placed for amenities
- Driveway
- Open plan family dining kitchen
- Viewing is recommended!

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.

