

Freehold

Asking Price: £475,000

Whiston Vale, Whiston, Rotherham,
South Yorkshire, S60



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

Whiston Vale, Whiston, Rotherham, South Yorkshire, S60

ABSOLUTELY FABULOUS FAMILY HOME! MODERN CUL DE SAC DEVELOPMENT, APPROX 2500 SQUARE FEET, NEAR QUARTER OF AN ACRE PLOT, FOUR BEDROOMS AND THREE BATHROOMS, SUPERB SECLUDED WOODLAND GARDENS, WIDE DRIVE AND DOUBLE GARAGE.

Privacy, style and size! Located upon this ever sought after modern cul de sac development a four bedroom, three bathroom detached family home which offers versatile accommodation of significant size set within beautiful woodland gardens at the rear. Including gas central heating and double glazing to windows and external doors along with large integral garage, games/party room and large conservatory overlooking with southwest facing rear garden. Entrance hall, lounge, separate dining room, breakfast kitchen, cloakroom/wc, utility room, conservatory and double bedroom to the ground floor with large games/party room to the lower ground floor. To the first floor are three bedrooms including master and guest en suite and separate family shower room. Ample parking/drive to the front and short drive to the M1. This is a remarkable family home!

Entrance Hall With composite front door, short staircase rising to the main hall and staircase rising to the first floor.

Lounge 4.47 x 3.69. With patio doors to the front leading to the balcony/terrace. Laminate floor and focal pebbled effect electric fire.

Breakfast Kitchen 6.59 x 3.76. With a range of fitted units with marble effect worktops, one and a half bowl sink with mixer tap and tiling to the sink and worktop area. Pelmet lighting, downlights to ceiling tiled floor and cooking facilities of gas hob with extractor, electric oven and microwave Two rear windows and double glazed door leading to the conservatory.

Dining Room 3.69 x 2.69. With front box bay window and laminate floor.

Inner Lobby With tiled floor.

Cloakroom/WC 2.48 x 0.94. With wc, wash basin and downlights to ceiling. Fully tiled floor and walls, extractor fan and towel rail/radiator.

Utility Room 2.76 x 1.36. With rear window, tiled floor, plumbing for washer and dishwasher and tiling to the worktop area.

Conservatory 5.13 x 2.86. With tiled floor, French doors to the rear and further external door to the side.

Inner Hall 3.71 x 1.83. With double glazed patio doors to the rear, laminate floor and stairs leading down to the games room.

Lobby With laminate floor.

Ground Floor Bedroom Four 4.30 x 3.34. With front window, laminate floor and downlights to ceiling.

Office/Store 2.55 x 2.36. With laminate floor and downlights to ceiling.

Games Room 6.94 x 4.31. A fantastic feature of the house with large fitted bar area with front and side windows, downlights to ceiling and laminate floor. There are integrated drink cooler/fridges, optics and wall units.

First Floor Landing With downlights and cylinder cupboard.

Master Bedroom 4.37 x 4.30. With front window and a range of fitted wardrobes with bedside tables and dressing table with drawers beneath.

En Suite Bathroom 4.29 x 2.44. A large en suite bathroom with wc, wash basin with vanity units beneath and over and corner jacuzzi bath with mixer shower attachment. Three Velux roof lights, two towel rail/radiators and full wall tiling.

Bedroom Two 5.52 x 2.81. (Maximum measurements) With front window.

En Suite Bathroom 2.04 x 1.69. With wc, wash basin with vanity beneath and bath. Two Velux roof lights, towel rail/radiator and full wall tiling.

Bedroom Three 6.47 x 2.05. Formerly two bedrooms and easily converted back if required. There are two rear windows, laminate floor and built in wardrobes.

Shower Room 3.62 x 1.63. With wc, wash basin with vanity beneath and corner shower enclosure with monsoon shower head. Fully tiled floor and walls, downlights to ceiling, two towel rail/radiators and double doors providing access to the eaves rooms.

Eaves Room 1 5.46 x 2.78. A useful store area with access to eaves room two.

Eaves Room 2 3.96 x 2.78. With Velux roof light.

Outside To the front of the house are open plan lawned gardens with 'side by side' driveway providing off road parking and access to the garage. To the left hand side of the house are decked steps and shed and to the right gated stone paved path/steps allowing front to rear access. To the rear of the house are beautiful woodland gardens with the principal area comprising split level paved and decked areas ideal for Al Fresco entertaining. There is a walled pond, ornamental bridge, outside tap and stone setts pathway leading up to a mature woodland area with a variety of trees and shrubs. The rear gardens enjoy a high degree of privacy and a favourable south westerly aspect.

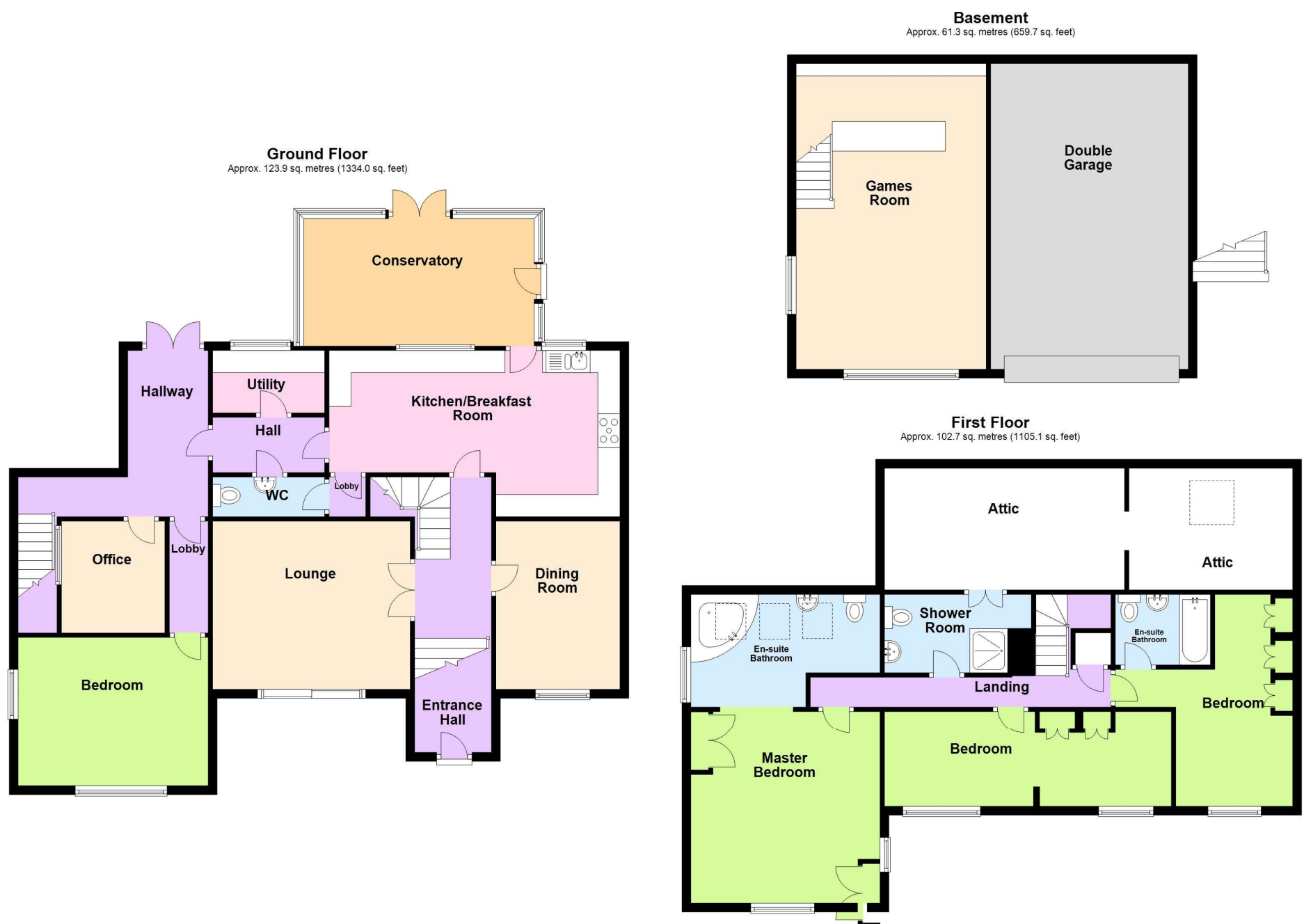
Garage 6.00 x 4.46. A large garage (not quite a double) with light, power, automated entry door and gas boiler.



- Significantly extended detached family home
- Fabulous woodland gardens
- Four bedrooms and three bathrooms
- Huge games room
- Large and versatile accommodation
- Ample off road parking and garage

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.



Total area: approx. 287.9 sq. metres (3098.8 sq. feet)

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