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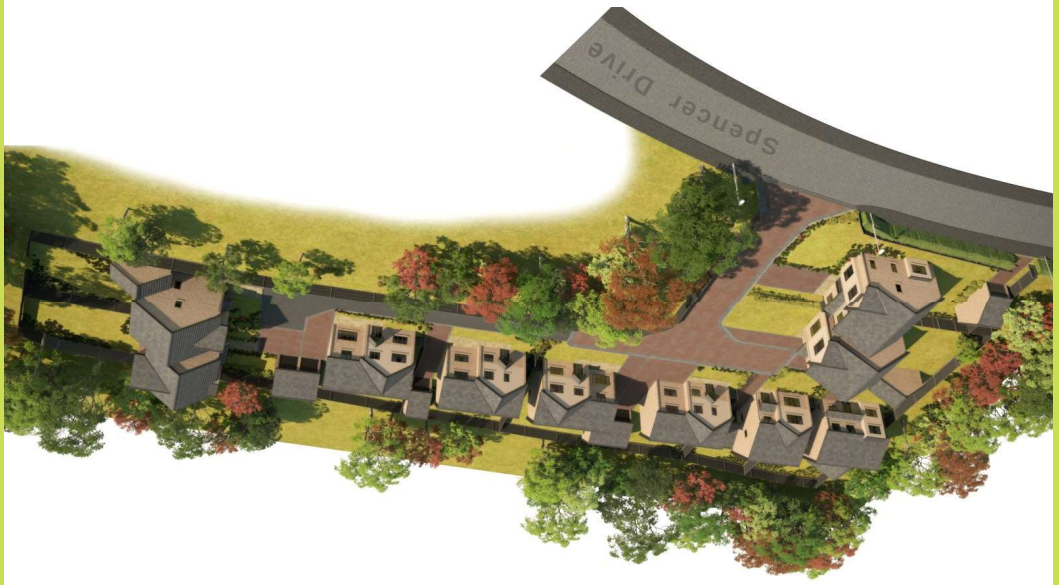

The Wentworth, Type A, Moorlands Close, Ravenfield, Rotherham, S65

Asking Price: £365,000

Freehold

The Wentworth, Type A, Moorlands Close, Ravenfield, Rotherham, S65

Plot 10 The Wentworth, Type A, 1302 Square feet.
Last plot available upon this outstanding new development by the trusted, and award winning Habbin Homes Ltd. This exclusive site includes ten only detached en-suite four bedroom family homes within this ever popular location. Constructed in stone this superb family home has four bedrooms with en suite to master, central heating and double glazing, fitted kitchen with appliances along with front and rear gardens, drive and garage.
Entrance Hall Composite door in anthracite grey.
Cloakroom/WC *2.1 x 1.0*.
Lounge *4.390 x 4.165*.
Dining Kitchen *5.25 x 4.390*. With choices available and an array of appliances (see specification schedule)
Utility Room *2.1 x 3.0*. With external door and plumbed for washer.
Cloakroom/WC
Bathroom *2.5 x 1.9*. Suite in white with over bath shower. Full wall tiling. (see specification schedule)
Master Bedroom *3.6 x 3.5*. Minimum measurements. Fitted wardrobes.
En Suite *2.5 x 1.115*. With fittings in white.
Bedroom Two *3.6 x 2.7*. With fitted wardrobes.
Bedroom Three *3.3 x 2.890*.
Bedroom Four *3.6 x 2.890*. Maximum measurements.
Outside Turfed front and rear gardens, 10 square metre paved patio in Indian sandstone with West facing aspect and outside tap. Block paved drive.
Detached Garage *6.0 x 2.8*. External measurements. Automated entry door, light and power.
Specification KITCHEN
Choose from a stunning choice of unit colours, integrated Neff appliances to include, dishwasher, oven, hob, fridge freezer, extractor fan and double bowl sink. Choice of quartz work tops with upstand and window ledge.
CLOAKROOM/WC
Splash back tiling and vanity unit subject to house type.
UTILITY
Choice of unit colours , laminate work tops, single bowl sink and washer dryer.
BATHROOM
Sanitary wear in white, shower over bath with fitted shower screen. LED bathroom mirror. Towel radiator. Fully tiled with a choice of tiles.
OUTSIDE
Turf lawned garden to front and rear with ten square metre Indian sandstone patio. Outside tap, block paved driveway.
GARAGE.
Automated entry door Anthracite Grey. Light and power, rear access door.
HEATING
Gas central heating with Ideal logic Max 35kwat combination boiler. Nest learning thermostat control by your smart device.
WINDOWS/DOORS (external)
Grey UPVC with grey front and rear composite doors.
Bifold or French doors (dependent on House type)
FLOORING
Choice of laminate flooring to kitchen, utility, cloakroom/wc, bathroom and en-suite.
DECORATION
Choice of white or grey walls, white woodwork and ceilings throughout.
GENERAL
Fitted wardrobes to master and second bedroom, oak veneered internal doors.0 Year NHBC Warranty.
Security Alarm.
Satellite dish.

- Brand new detached family home.
- High specification.
- Cul de sac development
- Close to amenities and MI8/M1
- Help to buy scheme available
- Attached garage
- En suite to Master
- 1302 square feet

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.

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