

Asking Price: £325,000  
To be advised

Broom Close, Woodlathes,  
Dorchester DD6



LINCOLN RALPH



Tel: 01709 278978

Email: [info@lincolnralph.com](mailto:info@lincolnralph.com)

[www.lincolnralph.com](http://www.lincolnralph.com)

# Broom Close, Woodlaithes, Rotherham, S66

**Entrance Hall** A welcoming hallway with a front facing double glazed entrance door, designer radiator, tiling to the floor and decorative coving to the ceiling. An Oak staircase with glass balustrade rises to the first floor landing and an Oak door opens to the kitchen.

**Ground Floor** Fitted with a white suite comprising a low flush WC and a vanity wash hand basin along with tiling to the floor. Having downlights to the ceiling, heated chrome towel rail and a front facing UPVC double glazed window.

**Kitchen** 5.40 x 3.26. Forming the hub of the family home is this well equipped kitchen that is fitted with a range of handle less wall mounted and base level units in a high gloss white finish complimented by feature plinth lighting. Work surfaces incorporate a sunken one and a half bowl ceramic sink with mixer tap providing instant filtered hot water supply. There is an integrated Neff five ring gas hob with extractor hood over, built in Neff electric oven and combination oven, integrated fridge and Bosch dishwasher. Having A rear facing UPVC double glazed window, rear facing UPVC double glazed bay window with UPVC double glazed French doors. An Oak door opens to the utility room and a doorway opens to the dining room.

**Utility Room** 2.60 x 2.0. Fitted with wall and base units and having plumbing for a washing machine, space for a dryer and fridge freezer. In addition there is downlights to the ceiling and a side facing UPVC double glazed window.

**Dining Room** 3.26 x 2.89. Having decorative coving and downlights to the ceiling, wood effect laminate flooring, radiator and rear facing UPVC double glazed French doors. Double Oak doors open to the lounge.

**Lounge** 4.91 x 3.35. (The first measurement is the maximum measurement) A well presented room with a front facing UPVC double glazed bay window, decorative coving and downlights to the ceiling and a radiator.

**Landing** Having decorative coving and downlights to the ceiling, loft access, designer radiator and airing cupboard. Doors lead to the bedrooms and bathroom.

**Master Bedroom** 5.50 x 3.46. (The latter measurement reduces to 3.02) Fitted with a range of bedroom furniture with wardrobes, drawers and dressing table. Two front facing UPVC double glazed windows, two radiators along with decorative coving and downlights to the ceiling. A door opens to the en-suite shower room.

**En-suite** 2.47 x 1.37. Fitted with a white suite comprising a shower cubicle with overhead drencher, low flush WC and a modern vanity wash hand basin. Having tiling to the walls and floor, heated chrome towel rail, downlights to the ceiling along with an extractor fan and a side facing UPVC double glazed window.

**Bedroom 2** 3.76 x 2.69. Front facing UPVC double glazed window, decorative coving and downlights to the ceiling along with a radiator and a range of fitted wardrobes. A door opens to the en-suite.

**En-suite Wet Room** 1.7 x 1.43. Having a shower area with glass screen, vanity wash hand basin, low flush WC and an integrated speaker system. There is tiling to the floor, heated chrome towel rail, downlights to the ceiling, extractor fan and a side facing UPVC double glazed window.

**Bedroom 3** 2.93 x 2.79. Rear facing UPVC double glazed window, decorative coving and downlights to the ceiling along with a radiator and a range of fitted wardrobes.

**Bedroom 4** 2.32 x 2.17. Rear facing UPVC double glazed window, radiator, decorative coving and downlights to the ceiling.

**Family Bathroom** 2.96 x 1.65. A beautifully appointed bathroom fitted with a white suite comprising a bath set to a tiled plinth with feature lighting, his and hers vanity wash hand basin along with a low flush WC. There is complimentary tiling to the walls and floor, downlights to the ceiling, extractor fan, heated chrome towel rail and a rear facing UPVC double glazed window.

**Outside** The residence is nestled away at the head of a cul de sac and has a slate chipped front garden along with a driveway that provides off road parking. The integral garage has been partially converted to form part of the utility room with the remainder providing useful storage with up and over door, power and lighting. The rear enjoys an open aspect and comprises a flagged patio and enclosed lawned garden.



- Stunning four bedroom detached family home
- Cul de sac position
- Sought after location
- High standards within
- Two bedrooms with en-suite shower rooms
- Driveway
- Boasting two reception rooms
- Well equipped fitted kitchen
- Alarm & CCTV

#### 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

