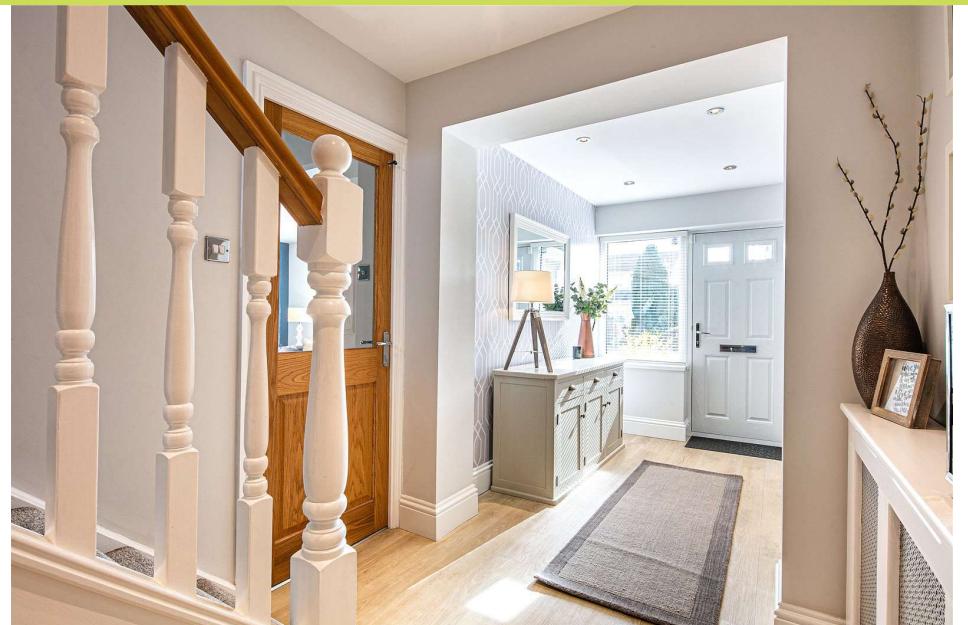


To be advised
Churchfield Drive, Wickersley,
Askings Price: £550,000



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Churchfield Drive, Wickersley, Rotherham, S66

SIMPLY STUNNING! 2000 SQUARE FEET, OUTSTANDING THROUGHOUT, FABULOUS FAMILY DINING KITCHEN, LARGE GARDEN, DOUBLE GARAGE AND MUCH, MUCH MORE!

No expense has been spared within this large and immaculate modern detached family home. With four bedrooms, two bathrooms, front and rear extensions, wide drive and double garage this fabulous home is as good as the photographs suggest. Including central heating and double glazing throughout the focal point is no doubt the magnificent open plan family dining kitchen with central island and an array of modern fittings and appliances. Close to the considerable amenities within the village and very well regarded junior and senior schools the location is only a hop, skip and a jump to the motorway network making it an ideal commuter base. What more can we say? Simply stunning!

Entrance Hall With composite double glazed front door, Karndean floor and access door to the garage. Under stairs storage, downlights to ceiling and stairs rising to the first floor.

Cloakroom 2.32 x 2.13. (Maximum measurements)

With potential use as a small office/study and with side aspect, Karndean floor and fitted sliding door wardrobes.

WC 2.11 x 1.00. With wc and wash basin with vanity beneath, side aspect, Karndean floor, towel rail/radiator and downlights.

Lounge 6.04 x 4.97. A large and impressive living room which has been extended to the front. The focal point is the contemporary fire surround with marble inlay, hearth and pebbled effect open flame gas fire. Double doors to the family dining kitchen.

Family Dining Kitchen 9.25 x 6.86. (Maximum measurements)

An amazing open plan room comprising family, kitchen and dining areas. The whole room has engineered wood flooring with the family area having double glazed French doors to the rear. The kitchen is stunning with a comprehensive range of units with quartz worktops and upstands, two rear aspect windows and three Velux roof lights to the pitched ceiling and downlights. There is a large central island with contrasting units in grey, quartz surface and breakfast bar. The array of appliances include dishwasher, fridge freezer and wine cooler along with electric hob with extractor and two electric ovens.

Utility Room 2.87 x 2.03. With composite double glazed external door to the side, engineered wood floor and cupboard housing the gas boiler. There are a range of fitted units in grey, sink with mixer, downlights and plumbing for washer.

First Floor Landing With access to the boarded loft via wooden ladders.

Master Bedroom 4.01 x 3.62. (Maximum measurements)

The bedroom area is approached from a lobby area which has downlights and access to the en suite. The bedroom has rear aspect window and sliding door wardrobes with partial mirrored fronts.

En Suite Shower Room 3.01 x 1.52. With wc, wash basin with drawers beneath and double shower area with glass screen and monsoon head. Side aspect, extensive wall tiling, downlights, laminate floor and towel rail/radiator. Extractor fan.

Bedroom Two 4.93 x 3.45. (Maximum measurements)

With front aspect and full length sliding door wardrobes to one wall.

Bedroom Three 4.27 x 3.38. (Maximum measurements)

With twin front aspect windows and wardrobe/cupboard.

Bedroom Four 2.92 x 2.11. With rear aspect.

Bathroom 2.97 x 1.63. With white suite comprising wc, wash basin with drawers beneath and 'P' style bath with glass screen and monsoon head over bath shower. Downlights, laminate floor, wall mounted cabinet and towel rail/radiator. Rear aspect window and cylinder cupboard.

Outside To the front are lawned gardens with laurel and privet borders, outside lighting and wide resin driveway leading to the garage. To the side is a wide paved and gated pathway with lighting and outside tap. To the rear are enclosed lawned gardens of impressive extent with stone paved and further patio areas. There are sleeper borders to the lawns with shrubs and conifers and upright wooden sleepers providing an attractive surround to the lower patio area. outside lighting.

Double Integral Garage 5.39 x 5.03. With automated entry door in anthracite grey, light, power, access back to the hall and double timber doors which open to the rear. Loft store area.



- Superb family home
- Fabulous open plan family dining kitchen
- High appointments throughout
- Four bedrooms with master en suite
- Large private rear garden with patios
- Extended front and rear
- Wide drive and double garage
- Catchment for Wickersley School
- Close to village amenities, M1 and M18

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

