

Asking Price: £650,000
Freehold

Patterdale Grove, Wickersley,
Batharm S66



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Patterdale Grove, Wickersley, Rotherham, S66

A truly outstanding modern detached home within this exclusive cul de sac development. With five bedrooms and three bathrooms, beautiful west facing gardens to the rear and double garage to the front this immaculately presented property certainly warrants consideration. Constructed in 2012 with many additional added features the house has central heating and double glazing throughout, integrated music system, CCTV and security alarm along with an array of large and beautifully presented rooms to both ground and first floors. Superbly positioned with easy access to the village centre and also the M1 and M18 motorway networks and with countryside views to the south from both the first floor and rear garden.

Entrance Hall With composite double glazed front door, laminate floor and oak staircase rising to the first floor

Cloakroom/WC 1.97 x 1.00. With WC and wash basin in white, Porcelanosa tiled floor and half to walls, towel rail/radiator and downlights to ceiling.

Lounge 6.18 x 3.79. A large, attractive living room with front and side aspects, focal point fire surround with marble inlay, hearth and open flame gas fire.

Sitting Room 4.02 x 3.34. A second reception room with downlights, laminate floor, ceiling speaker and French doors overlooking and providing access to the landscaped gardens.

Utility Room 4.65 x 2.01. With composite double glazed rear door, store cupboards with granite tops and upstands, Porcelanosa tiled floor, downlights and integrated washing machine and dryer. Extractor fan, stainless steel sink with granite surround and access door to the garage.

Dining Kitchen 6.33 x 4.63. A superb, light and airy open plan room with an extensive range of contemporary varnished chestnut finish units with LED plinths, granite tops and upstands. Porcelanosa tiled floor, Franke stainless steel sink with chrome mixer tap and further boiling water tap. Rear aspect window and double glazed French doors overlooking and providing access to the rear landscaped gardens. Gas range cooker with five ring hob, double ovens and extractor along with integrated microwave, coffee machine, wine fridge, dishwasher and American style fridge freezer. Ceiling speaker.

First Floor Landing A large landing area with front aspect window, ceiling speaker, downlights and cylinder cupboard. Ladder access to loft space.

Master Bedroom 4.47 x 3.48. Forming part of the master suite and with views from the rear aspect window.

Dressing Room 3.70 x 2.78. (Maximum measurements)

With wardrobes to three walls and downlights to ceiling.

En Suite Shower Room 2.75 x 1.94. With designer sanitaryware in white comprising WC, wash basin and double shower area with chrome finishes. Porcelanosa tiling to floor and walls, towel rail/radiator, downlights and extractor fan.

Guest Bedroom Two 4.01 x 3.93. (Maximum measurements)

With twin front aspect windows and fitted mirror door wardrobes.

En Suite Shower Room 2.70 x 1.56. (Maximum measurements)

With designer sanitaryware in white comprising WC, wash basin and shower area with glass screen. Porcelanosa wall and floor tiling, downlights, extractor fan and towel rail/radiator.

Bedroom Three 3.95 x 3.25. With twin front aspect and fitted wardrobes.

Bedroom Five 3.52 x 3.48. With rear aspect and views and fitted mirrored wardrobes.

Bedroom Four 3.87 x 2.95. (Minimum measurements)

With rear aspect with views and fitted wardrobe with drawer unit.

Study 2.85 x 2.39. With front aspect, fitted desk and cabinets.

Family Bathroom 2.70 x 2.25. With designer sanitaryware in white comprising WC, wash basin and bath in white, Porcelanosa wall and floor tiling, towel rail/radiator and extractor fan. Shower area with glass screen.

Outside To the front of the house is an open plan lawned garden with flower beds and adjacent cobbled paved drive which provides access to the garage. Outside lighting. To the side is a gated paved path and to the rear superb landscaped gardens with westerly aspect. The enclosed rear gardens are a delight with Indian stone patio and pathways, lawned gardens with retaining walls, shrub/flower beds and mature trees. Of particular note is the raised decking area with pergola which provided a tranquil sitting area with countryside views to the south. Outside power, CCTV, garden lighting and shed.

Double Garage 5.82 x 5.50. An integral double garage with two automated entry doors, gas boiler and access door back to the entrance hall.

Notes The property was purchased from new in 2012 and has a 10 year LABC warranty. In addition to the purchase price were an array of extra features commissioned and paid for by the vendor.



- Immaculate family home
- Five bedrooms and three bathrooms
- En suite to master and guest bedrooms
- Views from the rear
- Rear landscaped gardens with sunny westerly aspect
- Ideal commuter base
- Close to village amenities, M1 and M18
- Catchment for Wickersley School
- Stunning throughout

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

