

Asking Price: £595,000
Freehold

Royds Moor View, Beech Avenue,
Brecks, Rotherham, S65



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ROOM WITH A VIEW! STUNNING GARDENS, PANORAMIC VISTA TO THE SOUTH, THIRD OF AN ACRE PLOT, SUBSTANTIAL FAMILY HOME ALL WITHIN THIS GREAT LOCATION!

With arguably the best views in Rotherham a substantial detached family home standing within superb landscaped grounds which extend to in excess of a third of an acre. Approached over a in and out drive with secure automated entry the house has four bedrooms, three reception rooms along with fitted kitchen and Utility/conservatory. Close to very well regarded junior and senior schools along with local shopping amenities and the motorway network this superb family home offers a real host of reasons buy. Whether it's the location, the house, the plot and in particular the views you won't be disappointed!

Entrance Lobby With double glazed front door, Karndean floor and under stairs storage.

Entrance Hall With Karndean floor and stairs rising to first floor.

Cloakroom/WC 1.66 x 1.21. With wc and wash basin in white, Karndean floor, fully tiled walls.

Lounge 7.00 x 4.10. With panoramic views from the large bay window which floods the room with natural light. Marble fireplace with open flame gas fire. Three side aspect windows.

Dining Room 4.25 x 3.62. (Minimum measurements excluding recess)

With wooden floor and double glazed patio doors to the rear. The room has a recessed alcove fireplace area with mirrors, shelving and pebbled effect electric fire

Games/Further Reception Room 7.00 x 4.79. A large and versatile split level room with three front aspect windows including bay along with Karndean flooring.

Inner Lobby With shelved store cupboard.

Breakfast Kitchen 6.01 x 3.82. With a bespoke range of shaker style units in cream by DC Interiors. Tiled effect Karndean floor, rear bay window, tiling to the sink and work surface area and gas range cooker with extractor hood over. One and a half bowl sink with mixer tap, free standing American fridge freezer and double glazed door to the conservatory/utility.

Conservatory/Utility Room 3.11 x 3.02. With double glazed windows and external door, plumbing for washing machine. The external door leads to a small enclosed outdoor area brilliant for cleaning off the dogs before they enter the house!

Bedroom One 4.58 x 3.65. With rear aspect and views, fitted wardrobes, dressing area and shower enclosure with body jets.

Bedroom Two 4.01 x 3.91. With rear aspect bay window with views, fitted wardrobes, dressing area and pelmet lighting.

Bedroom Three 3.23 x 2.74. With side aspect, fitted wardrobes and shelved linen cupboard.

Bedroom Four 4.71 x 2.73. With front and rear aspects, eaves storage areas housing the Worcester gas boiler.

Bathroom 2.74 x 2.23. With wash basin with vanity, jacuzzi bath and corner shower enclosure with monsoon head. Vinyl floor and panelled ceiling with spotlights.

Separate WC With vinyl floor and fully tiled walls.

Outside The property is approached from Beech Avenue via an 'in and out' driveway with two automated entry gates. There are shaped lawned gardens, conifers, shrubs and a row of magnolia trees. The drive provides ample off road parking and access to the garage.

The rear gardens are simply stunning and have been landscaped to create many levels which are mainly laid to lawn. There are Indian stone steps with globe lighting providing access to each level along with a range of garden buildings including sheds, outdoor kitchen, summerhouse and greenhouse along with arbour swing seat. To the bottom tier is a fixed wooden seating area that surrounds the impressive willow tree whilst there are also fruit trees, magnolias fountain feature and gas lamp.

The views from the rear are quite simply breath taking.

Garage 5.00 x 2.64. With up and over entry door, light, power and cold water tap.

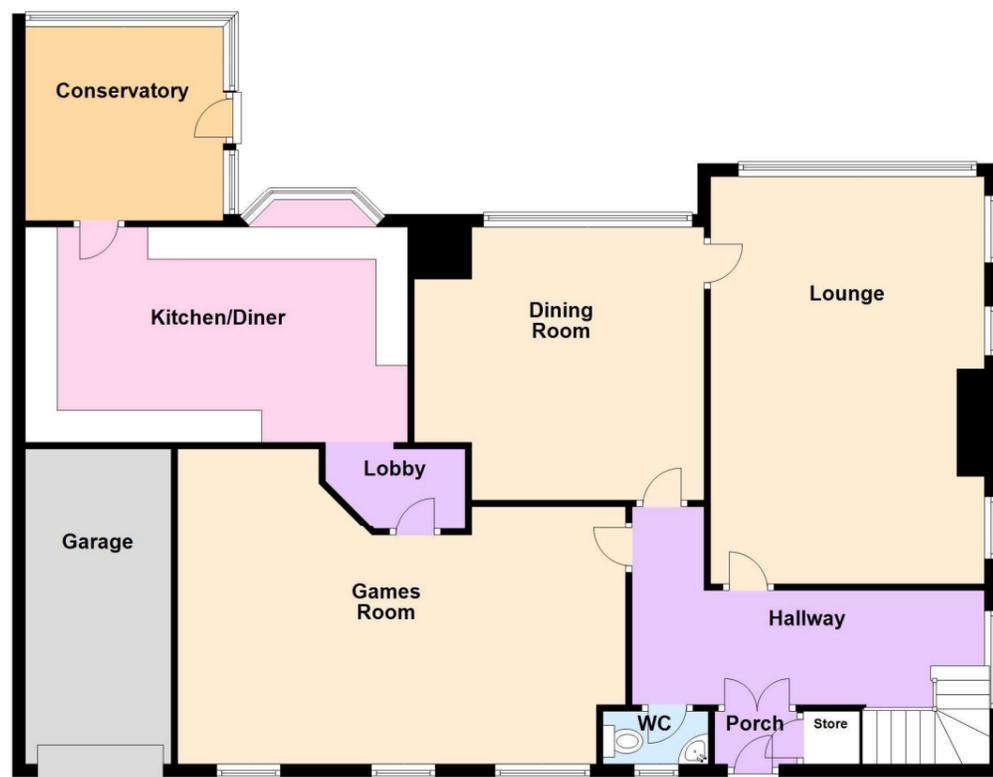


- Views, views, views!
- Detached family home.
- Superb location.
- Convenient for local amenities and motorway network.
- Third of an acre plot.
- Central heating and double glazing.
- In, out drive with garage.
- Panoramic views to the south.

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

