

Asking Price: £375,000  
To be advised

Stonely Brook, Ravenfield,  
Datherham G6



LINCOLN RALPH



Tel: 01709 278978    Email: [info@lincolnralph.com](mailto:info@lincolnralph.com)    [www.lincolnralph.com](http://www.lincolnralph.com)

# Stonely Brook, Ravenfield, Rotherham, S65

## CUL DE SAC DEVELOPMENT, GREAT LOCATION, SUBSTANTIAL EXTENDED FAMILY HOME, DOUBLE GARAGE AND MUCH, MUCH MORE!

Located upon this prestigious cul de sac development an outstanding extended detached family home in stone. With superb recently fitted dining kitchen, four bedrooms with master en suite, double garage and enclosed rear gardens with sunny westerly aspect this outstanding property genuinely warrants inspection. Including gas central heating, double glazing, ground floor cloakroom and study along with attractive lounge with multi fuel stove the location affords catchment for Wickersley School and is only a hop skip and a jump to comprehensive amenities and the regional motorway network.

**Entrance Hall** With composite front door, laminate floor and stairs rising to the first floor.

**Cloakroom/WC** With wc and wash basin in white, laminate floor and fully tiled walls.

**Study** 3.07 x 2.39. A versatile room with aspect to the front.

**Lounge** 4.18 x 3.58. An attractive living room with front aspect and marble fireplace with multi fuel stove.

**Family Dining Kitchen** 7.46 x 2.70.. A particular feature of the property with a recently fitted, totally remodelled kitchen along with extended dining area providing a large open plan area as befits modern living. There are a comprehensive range of contrasting colour units with quartz worktops including breakfast bar along with an array of integrated appliances including dishwasher, fridge freezer, electric hob with extractor and two slide away electric ovens. Also with boiling water tap, plumbing for washer, one and a half bowl sink, laminate floor and double glazed external door to the rear. This large room incorporated an extension to the original dining room which has double glazed patio doors to the rear (2.95 x 2.75)

**First Floor Landing** With airing cupboard and access to the loft space which houses the Worcester Bosch combination gas boiler.

**Master Bedroom** 4.16 x 3.35. With front aspect and sliding door wardrobes.

**En Suite Shower Room** With wc and wash basin with vanity in white. Shower enclosure with electric shower, towel rail/radiator.

**Bedroom Two** 4.15 x 3.17. With front aspect.

**Bedroom Three** 3.00 x 2.75. With rear aspect.

**Bedroom Four** 2.75 x 2.49. With rear aspect.

**Bathroom** 2.35 x 1.75. With suite comprising wc, wash basin with vanity units beneath and over with mirror. Bath with folding screen and shower, fully tiled walls.

**Outside** To the rear of the house is an attractive enclosed garden with sunny westerly aspect, block paved patio, garden shed and outside tap. The rear garden is principally laid to lawn and enjoys a good degree of privacy. To the front are open plan lawned areas with borders, paved front path and adjacent side by side drive providing off road parking and access to the double garage. There is a paved pathway that runs to the side and provides access from front to rear.

**Double Garage** 5.20 x 5.00. With two automated entry doors, light, power, loft store area and access door to the rear gardens.

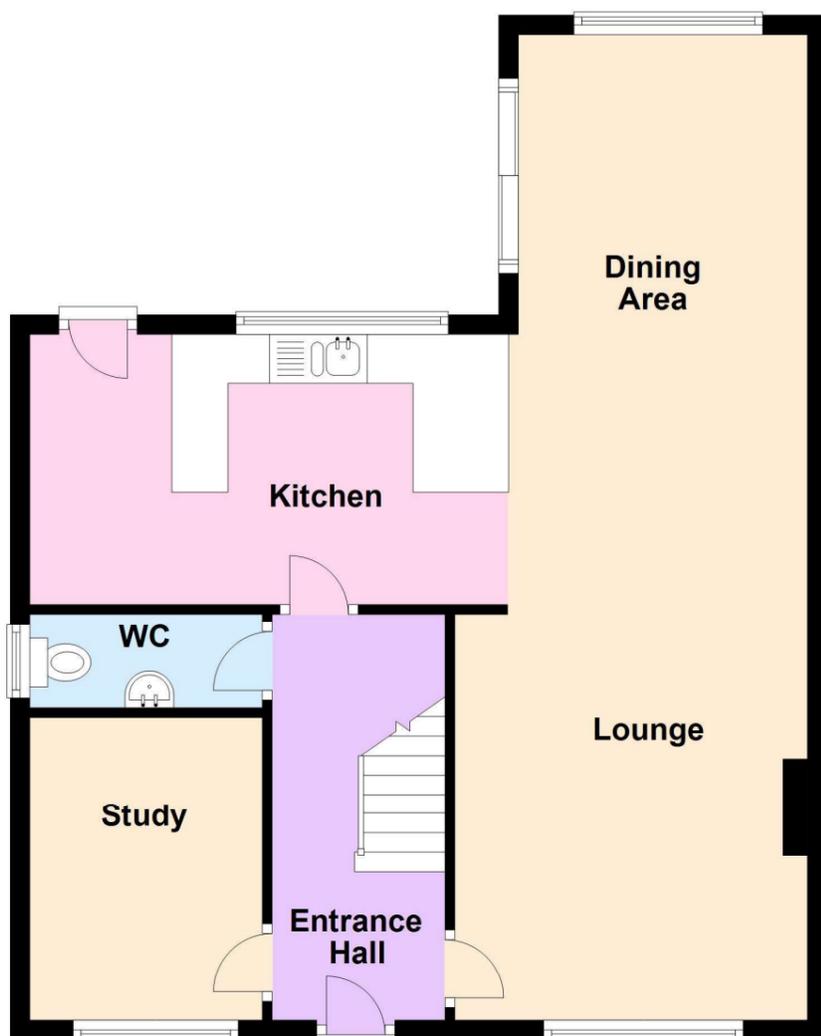


- Extended detached family home.
- Four bedrooms with master en suite.
- Fabulous fitted dining kitchen.
- Enclosed west facing garden with patio.
- Close to Wickersley and the motorway network.
- Central heating and double glazing.
- Drive and double garage.

### 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



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