

Oaklands, Mortheen Road, Wickersley,  
Rotherham, S66  
Freehold  
Asking Price: £650,000



LINCOLN RALPH



# Oaklands, Morthen Road, Wickersley, Rotherham, S66

## EXCLUSIVE PRIVATE DRIVE CUL DE SAC, STUNNING GARDENS, 2300 SQUARE FEET PLUS GARAGE, 750 SQUARE YARD PLOT, MAGNIFICENT FAMILY HOME!

Set within delightful secluded grounds rarely seen with modern homes a substantial five bedroom, three bathroom family home within this highly sought after location. With central heating, double glazing, double garage and large rear sun lounge this superbly positioned home offers a wealth of versatile accommodation set over three floors. Within easy reach of the village centre and the comprehensive amenities therein the property has direct access to lovely countryside walks including Wickersley Wood, The Gorse and close proximity to the M1 and M18 motorway network.

Certainly warranting inspection to appreciate the many attributes on offer!

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

**Cloakroom/WC** 1.61 x 1.49. With wc and wash basin with vanity below in white. Half wall tiling, towel rail/radiator and extractor fan.

**Study** 3.76 x 3.20. With side aspect.

**Lounge** 6.62 x 3.67. With front aspect, double glazed French doors to the rear and focal stone fire surround with marble inlay, hearth and open flame gas fire.

**Dining Kitchen** 6.67 x 4.02. With a range of limed oak finish units with work surfaces, one and a half bowl sink with mixer tap and tiling to the sink and work surface area. Amtico floor, downlights to ceiling, rear aspect and double glazed French doors leading to the sun lounge. Integrated appliances include fridge, dishwasher, gas hob, electric oven and canopied extractor hood.

**Utility Room** 2.20 x 1.53. With composite external door, Amtico floor, plumbing for washer, base store cupboard beneath the stainless steel sink and tiling to the sink and work surface area.

**Sun Lounge** 6.83 x 3.93. (Maximum measurements)

A large solid roof sun lounge having double glazed French doors to the side and overlooking the beautiful gardens.

**First Floor Landing** With airing cupboard and stairs rising to the top floor.

**Master Bedroom** 4.78 x 3.68. With front aspect, fitted wardrobes, bedside tables and dressing area with drawer beneath.

**En Suite Bathroom** 3.64 x 1.69. With wc, wash basin with drawers beneath, bath and shower enclosure with monsoon shower head. Fully tiled floor and walls and towel rail/radiator.

**Guest Bedroom Two** 6.95 x 3.95. (Maximum measurements)

A large room over the garage which offers potential alternative use and has two front aspect dormer windows.

**En Suite Shower Room** 2.01 x 1.79. With wc, wash basin and shower enclosure. Rear Velux window and half wall tiling.

**Bedroom Three** 4.04 x 3.34. With rear aspect and laminate floor.

**Bedroom Four** 3.79 x 2.93. With rear aspect.

**Bathroom** 2.29 x 2.17. With white suite comprising wc, wash basin and bath with shower and screen. Full wall tiling, extractor fan.

**Top Floor Landing** With rear aspect and access to the large roof space storage area.

**Bedroom Five** 3.63 x 3.39. With side aspect window and rear Velux window.

**Outside** The property occupies a large 750 square yard plot with a genuine woodland feeling with beautiful well stocked landscaped gardens. To the rear and side are enclosed lawned gardens, patio and decking area with pergola and delightful split level pond/water feature with ornamental bridge. There are a variety of mature trees and shrubs which provide a good degree of privacy and add to the tranquil environment. To the front of the house are retaining walls, lawned verges and block paved drive providing ample parking.

**Double Integral Garage** 5.50 x 5.50. With automated entry door, light, power and Vaillant gas boiler.



- Magnificent family home
- Superb secluded gardens
- Five bedrooms
- Master and Guest en suite
- Central heating and double glazing
- Large sun lounge
- Drive and double garage
- Over 2300 square feet
- Premier Wickersley location

### 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.

