

Rotheham, S66

Pinchfield Court, Wickersley,

Freehold

Asking Price: £650,000



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# Pinchfield Court, Wickersley, Rotherham, S66

## QUALITY CUL DE SAC LOCATION, 850 SQUARE YARD WEST FACING PLOT, EXCEPTIONAL FAMILY LIVING!

Within this premier Wickersley location and occupying a sizeable plot within this exclusive cul de sac a superb four bedroom, two bathroom modern detached family home. Including central heating and double glazing, automated gated entry to the extensive drive and large enclosed gardens to the rear with double detached garage along with accommodation of around 1900 square feet of high order throughout. Fitted maple kitchen, conservatory and fitted furniture to all of the bedrooms are just a few of the attributes of this beautiful home which is so conveniently placed to be within easy reach of the centre of the village, lovely woodland walks, highly regarded local junior and senior schools and also the regional motorway network.

**External Portico** With tiled canopy and lighting.

**Entrance Hall** With double glazed front door, Karndean floor and oak and glass staircase with sensor lighting rising to the first floor. Intercom for entry gate.

**Cloakroom/WC** 2.40 x 1.19. With wc and wash basin set to a curved table in white. Karndean floor, full wall tiling and towel rail/radiator.

**Lounge** 7.40 x 3.78. An impressive living room with front aspect and double glazed French doors leading to the rear conservatory. The focal point is the fire surround in white with marble inlay, hearth and open flame gas fire. Karndean flooring.

**Conservatory** 4.04 x 3.51. Overlooking the rear gardens and with double glazed French doors and tiled floor.

**Dining Room** 3.61 x 3.34. With rear aspect.

**Fitted Breakfast Kitchen** 4.88 x 3.88. With a range of maple finish wall, base, drawer and glazed units with granite work surfaces and upstands. Slate effect tiled floor, front and side aspect windows, stainless steel sink with mixer tap and downlights to ceiling. Integrated dishwasher and larder fridge, wine racking and cooking appliances of gas hob with extractor, double electric ovens and combination microwave.

**Utility Room** 3.45 x 2.36. With double glazed door to the rear, slate effect tiled floor and a range of units to match the kitchen with granite tops and tiling. Stainless steel sink with mixer tap, plumbing for washer, towel rail/radiator and cupboard housing the Worcester combination gas boiler.

**First Floor Landing** With oak and glass balustrade, downlights and access to the boarded loft.

**Master Bedroom** With side and rear aspects and a range of fitted wardrobes.

**En Suite Shower Room** 3.60 x 1.74. With sanitaryware in white comprising wc, dual wash basins with vanity units beneath and fully tiled floor and walls. Two bathroom cabinets, walk in shower enclosure with monsoon shower head and body jets. Extractor fan.

**Bedroom Two** 3.79 x 2.98. (Minimum measurements to wardrobes)

With rear aspect, fitted wardrobes to two walls, touch and mood lighting, bedside table and downlights.

**Bedroom Three** 3.80 x 3.05. (Minimum measurements to wardrobes)

With front aspect, touch lighting and fitted wardrobes.

**Bedroom Four** 3.39 x 2.30. Presently used as a study this room has a rear aspect and a range of fitted furniture including desktops drawers and book shelving.

**Bathroom** 3.34 x 2.39. With sanitaryware in white comprising wc, dual circular wash basins with mirrors over, curved bath and walk in shower enclosure with curved screen. Shaver point, fully tiled floor and walls, downlights, extractor fan and towel rail/radiator.

**Outside** To the rear of the property are enclosed lawned gardens of excellent extent with westerly aspect, tap and lighting. To the front the property is approached from secure automated entry which leads to a large driveway/forecourt which provided ample vehicular standing. There are lawns either side of the drive and outside power at the front of the house. The drive leads from front to rear and provides access to the garage.

**Double Garage** 5.80 x 4.70. A double detached garage with up and over entry door, light, power, alarm, boarded loft area and access door to the side.

**Planning Consent** The property has planning approval for a substantial extension and remodelling of the existing layout.

Please refer to RMBC Planning Portal reference RB2021/0378



- Modern detached family home
- Four bedrooms and two bathrooms
- 850 square yard plot with westerly rear aspect
- Double garage
- Automated gated entry
- Two reception rooms and conservatory
- Fitted Kitchen and Utility
- Cloakroom/WC
- Close to village amenities, schools and motorway network

### 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

