

Freehold

Asking Price: £615,000

Patterdale Grove, Wickersley,
Rotherham, S66



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EVERYTHING YOU NEED AND MORE! A BEAUTIFUL 5/6 BEDROOM FAMILY HOME IN A PREMIER LOCATION!

Just one look and you will be sold on this beautifully appointed 5/6 bedroom family home that enjoys a position upon this sought after modern development. The home is well placed to access a range of wonderful amenities in the village of Wickersley along with highly regarded schools and transport links. The accommodation boasts CCTV and ethernet connection throughout and briefly comprises an entrance hallway, lounge, open plan breakfast kitchen, dining room, utility room and ground floor WC. To the first floor is a galleried landing, master bedroom with en suite shower room and dressing room, guest bedroom with en-suite shower room, three further double bedrooms, study/bedroom 6 and a family bathroom. Outside ample off road parking is provided by a driveway and double garage and there are generous lawned gardens to the rear. Viewing is highly recommended! Call Lincoln Ralph today to avoid disappointment!

Entrance Hall Having a front facing UPVC double glazed entrance door, wood effect laminate flooring and a radiator, Stairs rise to the first floor and double glass panelled doors open to the lounge and kitchen.

Lounge 6.23 x 3.83. There is a modern wall mounted electric fire, front and side facing UPVC double glazed windows and a radiator.

Kitchen Breakfast Room 6.34 x 4.63. (The latter measurement increases to 6.12) Forming the hub of the family home is this beautifully appointed kitchen that is fitted with a range of wall mounted and base level units in a high gloss Walnut veneer with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated range cooker with extractor hood over, built in microwave, wine cooler and integrated dishwasher along with plumbing and housing for an American style fridge freezer. Having tiling to splashback height and to the floor, downlights to the ceiling, rear facing UPVC double glazed window, bay window and French doors and a radiator. Doors open to the dining room and utility room.

Dining Room 3.95 x 3.38. Rear facing UPVC double glazed window and French doors along with a radiator.

Utility Room 2.58 x 2.09. Fitted with a range of wall mounted and base level units in a high gloss Walnut veneer finish with work surfaces incorporating a stainless steel sink with mixer tap. Having tiling to splashback height and to the floor, integrated washing machine and a radiator. Having a rear facing double glazed entrance door along with a doors opening to the WC and garage.

WC Fitted with a white low flush WC and wash hand basin with vanity mirror over, tiling to splashback height and the floor, extractor fan, radiator and a side facing UPVC double glazed window.

Galleried Landing A spacious landing with downlights to the ceiling, front facing UPVC double glazed window and a radiator. Doors open to the bedrooms and bathroom.

Dressing Room 2.77 x 2.19. (The latter measurement is taken to the fitted wardrobes) Fitted with a range of fitted wardrobes and opens to the master bedroom with a door opening to the en-suite.

Master Bedroom 4.45 x 3.50. Rear facing UPVC double glazed window and a radiator.

En-Suite Shower Room 2.75 x 1.92. Fitted with a white suite comprising a double shower cubicle, pedestal wash hand basin and a low flush WC. Having tiling to the walls and floor, side facing UPVC double glazed window and a radiator.

Guest Bedroom 2 4.05 x 3.88. (The first measurement reduces to 3.29) Front facing UPVC double glazed window, fitted wardrobes and a radiator. A door opens to the en-suite.

En-Suite Shower Room Fitted with a white suite comprising a shower cubicle, wash hand basin and a low flush WC. Having tiling to the walls and floor, downlights to the ceiling, extractor fan and a radiator.

Bedroom 3 3.91 x 2.97. Having fitted wardrobes, rear facing UPVC double glazed window and a radiator.

Bedroom 4 3.51 x 3.45. Fitted wardrobes, rear facing UPVC double glazed window and a radiator.

Bedroom 5 3.95 x 3.25. Having fitted wardrobes, two front facing UPVC double glazed windows and a radiator.

Study/Bedroom 6 2.85 x 2.38. Fitted with a range of office furniture, front facing UPVC double glazed window and a radiator.

Family Bathroom 2.70 x 2.24. Fitted with a white suite comprising a panelled bath, pedestal wash hand basin, shower cubicle and a low flush WC. Having tiling to the walls and floor, heated towel rail, downlights to the ceiling and a side facing UPVC double glazed window. **Outside** At the front ample off road parking is provided by a block paved driveway that in turn leads to the double garage. At the rear is a generous garden that enjoys a flagstone patio and lawn with mature trees and shrubs.

Double Garage 5.80 x 5.27. Having two up and over remote doors, power lighting and a wall mounted central heating boiler.



- 5/6 bedroom detached executive home
- Beautifully appointed accommodation
- Sought after modern development
- Well placed to access amenities in Wickersley
- Double garage and driveway
- Master bedroom with dressing room & en-suite
- Guest bedroom with en-suite
- Generous rear garden
- Viewing is highly recommended!

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



Total area: approx. 246.6 sq. metres (2654.2 sq. feet)

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