

Freehold

Asking Price: £350,000

Firethorn Rise, Ravenfield,  
Rotherham, S65



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# Firethorn Rise, Ravenfield, Rotherham, S65

## A LITTLE PIECE OF PARADISE! CUL DE SAC POSITION! SOUGHT AFTER LOCATION! OUTSTANDING STANDARDS OF ACCOMMODATION!

Only by an internal inspection will the high standards of accommodation on offer from this stunning four bedroom detached family home be fully appreciated. Located within a cul de sac upon this sought after development and having the benefit of off road parking by way of a driveway and garage. The residence briefly comprises an entrance hallway, lounge, dining room, fitted kitchen and a ground floor WC. To the first floor is a landing, master bedroom with en-suite bathroom, three further bedrooms and a family shower room. Outside the there are attractive enclosed rear gardens. Ravenfield is well placed to access a range of amenities in Bramley and Wickersley along with the M18/M1 motorway network.

**Entrance Hallway** A welcoming hallway with a front facing double glazed entrance door, Karndean flooring and a radiator. A chrome spoke balustrade stair case rises the first floor and glass panelled Oak French doors open to the lounge. Oak doors open to the kitchen, WC and garage.

**Lounge** 5.63 x 3.63. (The first measurement is taken into the bay window) A spacious room with a focal fire surround having a hearth and back incorporating a modern electric fire. There is a front facing UPVC double glazed bay window, coving to the ceiling, Karndean flooring and a radiator. Glass panelled Oak doors open to the dining room.

**Dining Room** 3.61 x 2.69. A well presented room with Karndean flooring, coving and downlights to the ceiling and a radiator. Rear facing UPVC double glazed French doors open to the rear garden. The room is open plan to the kitchen.

**Kitchen** 4.78 x 2.98. A beautifully appointed kitchen that is fitted with a range of wall mounted and base level units in high gloss with Quartz worksurfaces incorporating a one and half bowl sink unit with mixer tap. There is an integrated range cooker with gas hob and electric ovens with extractor hood over, plumbing and housing for American style fridge freezer along with an integrated dishwasher. Having Quartz splashbacks, designer radiator, rear facing UPVC double glazed window and a rear facing double glazed entrance door.

**WC** Fitted with a white low flush WC and a vanity wash hand basin. Having complimentary tiling to the walls, Karndean flooring, heated towel rail and downlights to the ceiling.

**Landing** Having an airing cupboard and loft access. Oak doors open to the bedrooms and shower room.

**Master Bedroom** 3.58 x 3.53. (The first measurement increases to 4.59) Fitted with a range of bedroom furniture including wardrobes and drawer units. There are two front facing UPVC double glazed windows and a radiator. An Oak door opens to the en-suite bathroom.

**En-Suite Bathroom** 2.31 x 1.91. Sit back and relax in this beautifully appointed room that is fitted with a white suite comprising an automated app/thermostatically controlled tap less bath with shower screen and overhead drencher over, vanity wash hand basin and a low flush WC. Inset mood lighting compliments the fell along with tiling to the walls, Karndean flooring, heated towel rail and a front facing UPVC double glazed window.

**Bedroom 2** 3.34 x 2.71. Rear facing UPVC double glazed window, built in wardrobe and a radiator.

**Bedroom 3** 2.94 x 2.30. Rear facing UPVC double glazed window and a radiator.

**Bedroom 4** 2.29 x 2.04. Having a fitted wardrobe, built in cupboard and arear facing UPVC double glazed window and a radiator.

**Family Shower Room** 2.21 x 1.90. Fitted with a white suite comprising a shower cubicle, low flush WC and a wash hand basin with vanity mirror over. Having tiling to the walls, Karndean flooring, downlights to the ceiling along with a heated towel rail and a front facing UPVC double glazed window.

**Outside** At the front is an attractive garden with a mixer of mature shrubs. Off road parking is provided by a driveway that leads to the integral garage. The rear garden is enclosed by a brick wall and enjoys and flagged and pebbled seating area along with a lawned garden with raised shrubberies.

**Garage** Up and over door, power and lighting. Plumbing for washing machine and a wall mounted central heating boiler.

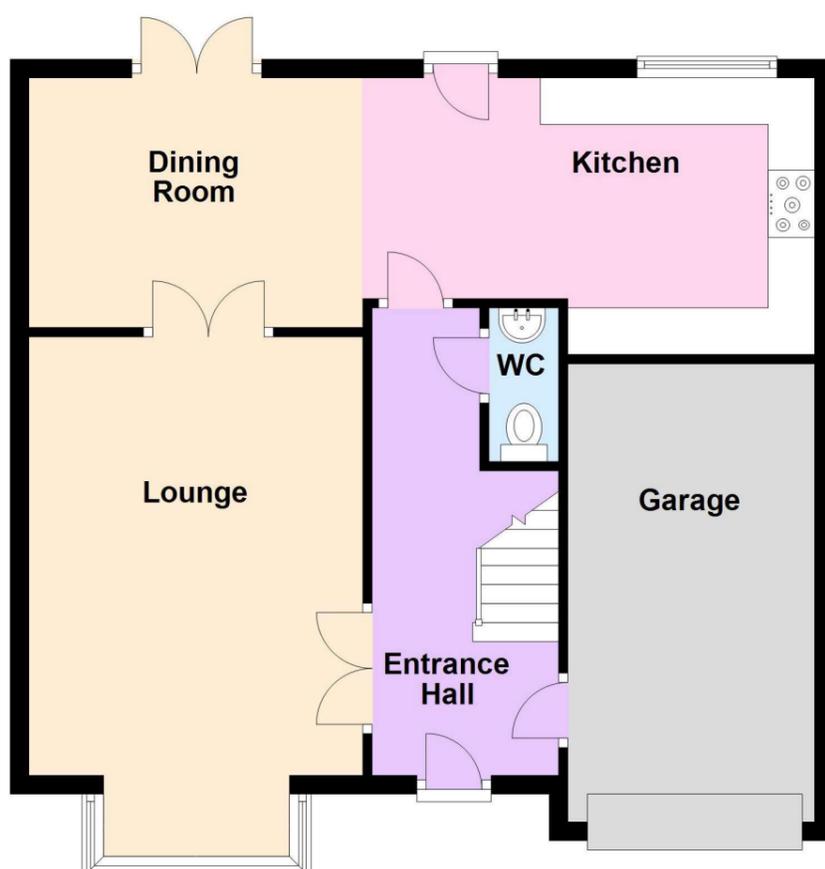


- Stunning four bedroom detached family home
- Boasting exceptional standards within
- Cul de sac location
- Sought after development
- Driveway and garage
- Master bedroom with en-suite bathroom
- Hive controlled heating
- Viewing is essential!

### 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. 122.3 sq. metres (1316.2 sq. feet)

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