

Asking Price: £350,000  
Freehold

Melhaven Way, Wickersley,  
Rotherham, South Yorkshire, S66



LINCOLN RALPH



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

# Melhaven Way, Wickersley, Rotherham, South Yorkshire, S66

## GREAT LOCATION, SOUTH FACING REAR GARDENS, IMMACULATE STANDARDS THROUGHOUT, FOUR BEDROOMS AND TWO BATHROOMS, TOP FLOOR MASTER SUITE!

Upon this prestigious modern cul de sac development a very well appointed and equipped four bedroom, two bathroom detached family home. With accommodation arranged over three floors the house has many attributes including fitted dining kitchen with appliances, south facing rear gardens, top floor master suite and long drive and garage. Genuinely requiring inspection to appreciate the immaculate standards within and so conveniently placed to be within easy reach of Wickersley centre, woodland walks, the M18 and M1 motorway network and very well regarded junior and senior schools including Wickersley School.

**Entrance Hall** With composite front door, tiled floor, stairs rising to the first floor and under stairs store cupboard with gas boiler.

**Cloakroom/WC** With wc and wash basin, tiled floor, tiling to the wash basin, extractor fan.

**Lounge** 5.00 x 4.34. An attractive living room with French doors opening to the rear gardens.

**Dining Kitchen** 4.69 x 2.86. With a range of contemporary wood grain finish units with work surfaces and upstands, stainless steel sink with mixer tap, front window and fully tiled floor.

Integrated appliances of washing machine and dishwasher, fridge freezer, electric hob with extractor and electric oven.

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

**Bedroom Two** 3.56 x 2.90. With front window and a range of Hammonds fitted wardrobes with pelmet lighting and integral vanity unit with glass display shelving, drawers and lighting.

**Bedroom Three** 3.87 x 2.75. With rear window.

**Bedroom Four** 2.91 x 2.16. With rear window.

**Bathroom** 2.00 x 1.70. With white suite comprising wc, wash basin and bath with shower and screen. Front window and fully tiled floor and walls.

### Top Floor Landing

**Master Bedroom** 6.26 x 3.53. (Maximum measurements to dormer)

A huge room incorporating front dormer window and an extensive range of fitted wardrobes.

**En Suite Shower Room** 2.14 x 1.82. With wc, wash basin and corner shower enclosure with shower. Rear Velux window and fully tiled floor and walls.

**Outside** To the rear of the property are attractive landscaped south facing gardens with lawns, composite decking, stone paved patio and fencing to the boundaries. Pebbled borders, outside power, lighting and tap. To the front is an open plan lawned area, entrance path and outside light. A long drive with electric charging point provides ample off road parking and access to the semi detached brick built garage.

**Garage** 6.15 x 3.07. With light and power.

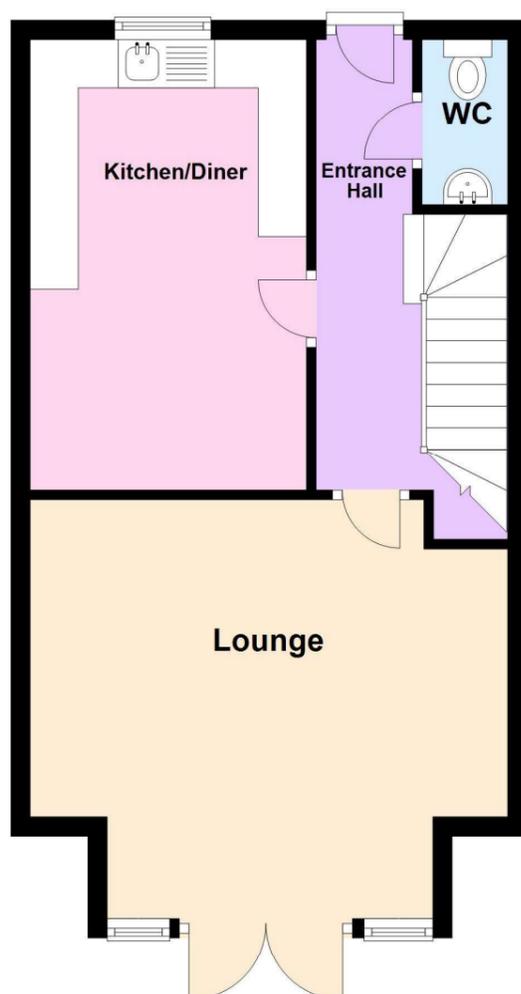


- Detached family home
- Four bedrooms and two bathrooms
- Top floor master suite
- Central heating and double glazing
- South facing rear gardens
- Entrance hall and ground floor wc
- Lounge with French doors
- Long drive and garage
- Close to amenities and motorway

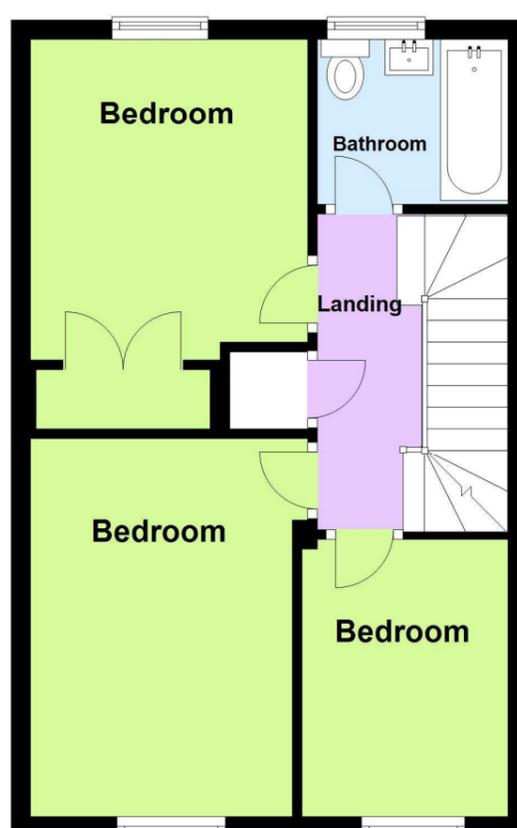
### Disclaimer

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.

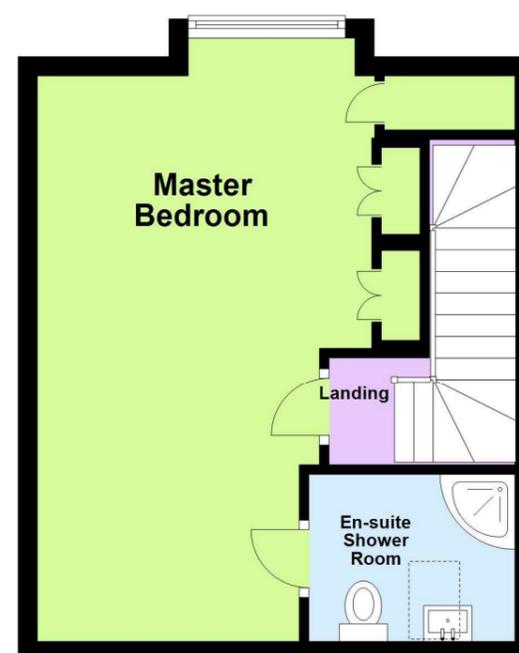
Ground Floor



First Floor



Second Floor



Total area: approx. 114.2 sq. metres (1229.6 sq. feet)

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