

Asking Price: £260,000
Freehold

Green Bank Drive, Woodlattes
Village Rotherham, S66



LINCOLN RALPH



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Green Bank Drive, Sunnyside, Rotherham, South Yorkshire, S66

JUST ONE LOOK AND YOU'LL BE SOLD ON THIS IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOME!

This immaculately presented three bedroom detached family home is located on the ever sought after Woodlaithes Village development. The residence is ideally located to access a range of local conveniences including highly regarded local schools, shops and the M18/M1 motorway network. The accommodation briefly comprises an entrance lobby, lounge/dining room, conservatory, attractive fitted kitchen, lobby and ground floor WC. To the first floor is a landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside, off road parking is provided by a driveway and integral garage. To the rear the garden has been loving landscaped by the current owners to provide an attractive low maintenance area. Viewing is essential! Call Lincoln Ralph today!

Entrance Lobby Front facing UPVC double glazed window and a double glazed entrance door. A service door opens to the garage and a door opens to the lounge.

Lounge/Dining Room 7.09 x 3.25. (The latter measurement reduces to 2.85) A spacious and attractively presented room with downlights to the ceiling and two radiators. There is a front facing UPVC double glazed window along with rear facing UPVC double glazed French doors opening to the conservatory. Stairs rise to the first floor landing and a door opens to the kitchen.

Conservatory 3.88 x 2.63. Having wood effect laminate flooring, side and rear facing UPVC double glazed windows and rear facing UPVC double glazed French doors open to the rear garden.

Kitchen 3.51 x 2.93. A beautifully appointed kitchen that is fitted with a range of wall mounted and base level units in a white high gloss finish with work surfaces incorporating a one and half bowl stainless steel sink with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, built in dishwasher and integrated fridge freezer. Having downlights to the ceiling, rear facing UPVC double glazed window and a radiator. A door opens to a lobby.

Lobby Having wood effect laminate flooring and a side facing double glazed entrance door. A door opens to the WC.

WC 1.79 x 1.0. Fitted with a white low flush WC, wash hand basin with tiling to splashback height, side facing UPVC double glazed window and a radiator.

Landing There are downlights to the ceiling along with access to the loft. Doors open to the bedrooms and bathroom.

Master Bedroom 4.34 x 2.61. Fitted with a range of wardrobes and having downlights to the ceiling, rear facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 2.22 x 1.49. Fitted with a white suite comprising a shower cubicle, low flush WC and a pedestal wash hand basin. Having tiling to splashback height, rear facing UPVC double glazed window and a radiator.

Bedroom 2 3.16 x 2.66. Front facing UPVC double glazed window and a radiator.

Bedroom 3 2.70 x 2.66. Front facing UPVC double glazed window and a radiator.

Bathroom 2.21 x 1.70. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to splashback height, rear facing UPVC double glazed window and a radiator.

Outside At the front ample off road parking is provided by way of a driveway that in turn gives access to an integral garage. The rear has been lovingly landscaped by the current owners to comprise an attractive flagged seating area with Pergola overlooking a lawned garden with shrub borders. In addition there is an external power supply and an outside tap.

Garage 5.07 x 2.25. Roller shutter door, power, lighting and a wall mounted central heating boiler.

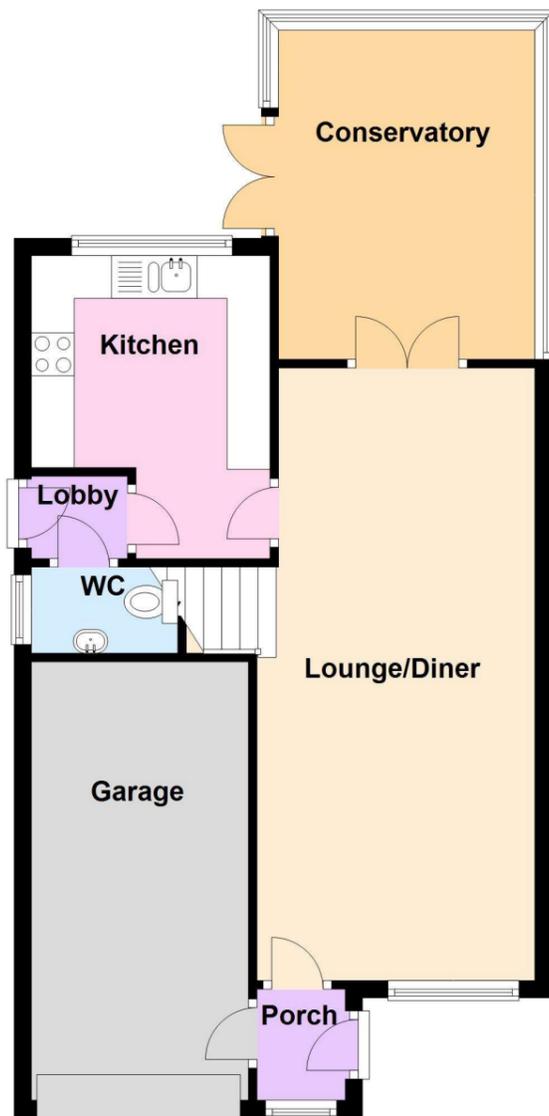


- Modern three bedroom detached home
- Sought after location
- Well presented
- Master bedroom with en-suite
- Conservatory
- Landscaped rear garden
- Driveway & Garage
- Well placed for local amenities
- Viewing is essential

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. 100.9 sq. metres (1086.5 sq. feet)

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