

Asking Price: £275,000  
Freehold

Ravenswood Drive, Woodlattes  
Village, Rotherham, South Yorkshire,



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

# Ravenswood Drive, Woodlathes Village, Rotherham, South Yorkshire, S66

## SUPERB FAMILY HOME, THREE BEDROOMS WITH MASTER EN SUITE, CORNER PLOT GARDENS, CONSERVATORY AND MUCH, MUCH MORE!

Very well appointed and equipped throughout a double bay fronted modern detached home within this ever popular and sought after location. Set within a corner plot with drive and garage to the front this lovely home has many attributes including fabulous dining kitchen, cloakroom/WC, utility room, bay windowed lounge and rear conservatory. Three first floor bedrooms including master en suite are complimented by the family bathroom with white suite. The gardens extend to front, side and rear and local amenities, the motorway network and nearby Wickersley are all within easy reach. NO UPWARD CHAIN!

**Entrance Hall** With composite front door, wood effect tiled floor, cloaks cupboard and stairs rising to the first floor.

**Cloakroom/WC** 1.95 x 0.90. With wc and wash basin in white and wood effect tiled floor.

**Lounge** (Minimum measurements excluding bay)

With front bay window, feature pebbled effect electric fire and French doors providing access to the conservatory.

**Conservatory** 3.32 x 2.77. A double glazed conservatory with under floor heating and French doors to the side.

**Dining Kitchen** 5.38 x 2.78. (Measurements excluding bay)

With a range of cream shaker style units with work surfaces, one and a half bowl sink with mixer tap and tiling to the sink and work surface area. French doors to the side, wood effect tiled floor, front bay window and downlights to ceiling. Cooking appliances comprise gas hob with extractor and electric oven.

**Utility Room** 1.91 x 1.54. With double glazed external door, plumbing for washer, wood effect tiled floor, extractor fan and wall mounted gas boiler.

**First Floor Landing** With front window and access to the loft.

**Master Bedroom** 3.19 x 2.78. (Minimum measurements excluding long doorway recess)

With rear window.

**En Suite Shower Room** 1.97 x 1.68. (Minimum measurements)

With wc, wash basin with vanity beneath and shower enclosure with thermostatic shower. Rear window, laminate floor, half wall tiling, extractor fan, downlights, cylinder cupboard and extractor fan.

**Bedroom Two** 3.15 x 2.95. (Minimum measurements)

With rear window.

**Bedroom Three** 2.10 x 2.42. With front window.

**Bathroom** 2.10 x 1.82. With white suite comprising wc, wash basin and bath. Front window, partial wall tiling, vinyl floor, downlights and extractor fan.

**Outside** The property occupies a corner position having lawned gardens to the rear with stone paved patio, outside tap and power. The gardens extend to the side with further lawns and patio area. To the front is a lawned area with shrubs and drive providing off road parking and access to the garage.

**Garage** 5.15 x 2.75. With roller entry door, light and power.

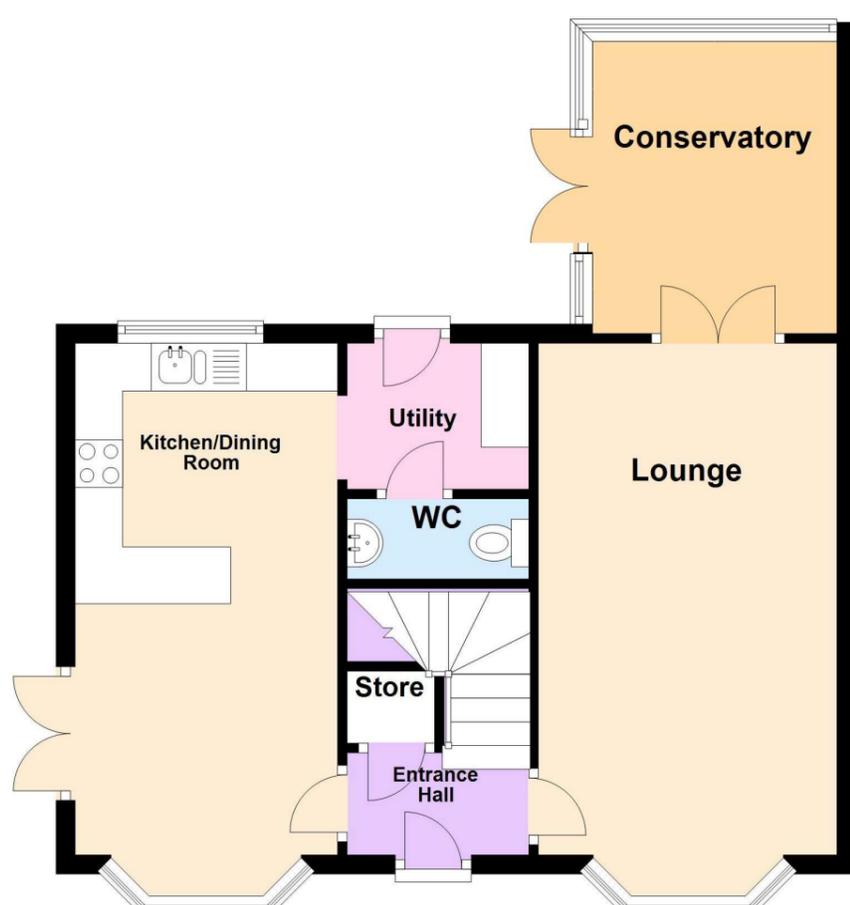


- Modern detached family home
- Three bedrooms with master en suite
- Central heating and double glazing
- Corner plot
- Drive and attached garage
- Conservatory
- Close to amenities and motorway
- No upward chain

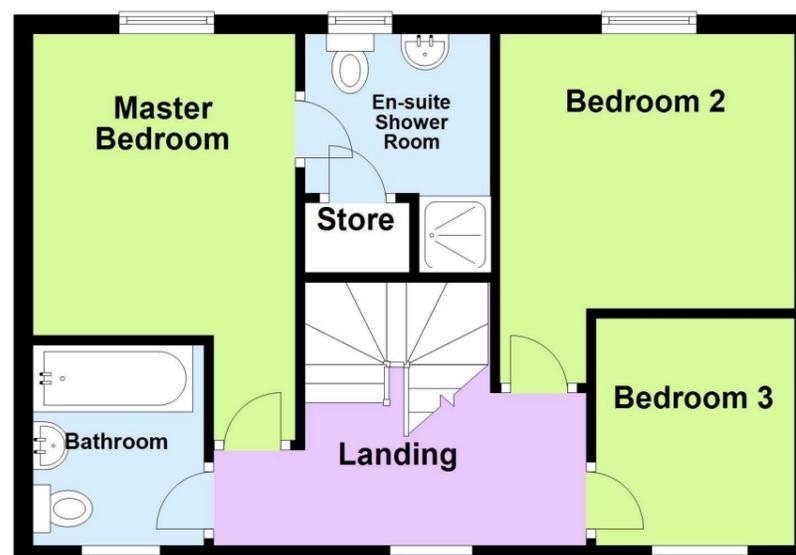
### Disclaimer

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. 95.3 sq. metres (1026.0 sq. feet)

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