

Asking Price: £450,000
Freehold

Chevril Court, Wickersley,
Rotherham, South Yorkshire, S66



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SUPERB STANDARDS THROUGHOUT, CENTRAL VILLAGE CUL DE SAC LOCATION, THREE/FOUR BEDROOMS, IMMACULATE DETACHED FAMILY HOME!

Constructed by the present owner for his own occupation a quite outstanding modern detached family home with accommodation arranged over three floors. Including central heating and double glazing, three first floor bedrooms with master en suite along with top floor cinema room offering the potential for a further large bedroom(s) if required. With entrance hall, cloakroom/wc, fabulous fitted breakfast kitchen and impressive lounge/diner (24 feet wide!) along with study area and family bathroom to the first floor this superb home certainly warrants inspection to appreciate the immaculate standards within. Outside are enclosed lawned gardens to the rear and ample off road parking to the front with integral garage. Easy access to comprehensive village amenities, highly regarded junior and senior schools and both the M18 and M1 motorways are just a few of the many attributes on offer.

Entrance Hall With composite external door, fully tiled floor and stairs rising to the first floor.

Cloakroom/WC With wc and wash basin in white, fully tiled floor and walls, extractor fan.

Breakfast Kitchen 4.23 x 3.93. With a range of gloss finish wall, base and drawer units with granite work surfaces and upstands and fitted breakfast table again with granite top. Front window, plumbing for washer, tiled floor, double bowl sink with mixer tap and a range of Neff appliances including induction hob with extractor, two electric ovens, microwave, dishwasher and fridge freezer.

Lounge/Diner 7.32 x 4.30. A large and comfortable living room with ceiling speaker, downlights and two sets of double glazed French doors opening to the rear gardens.

First Floor Landing With ceiling speaker and downlights.

Study Area Incorporated within the landing area a light and airy study area with front window, staircase rising to the top floor and under stairs store cupboards.

Master Bedroom 4.25 x 3.94. With twin front windows, ceiling speaker, downlights and two sets of fitted wardrobes with drawer unit between.

En Suite Shower Room 3.07 x 1.24. With suite comprising wc, wash basin with drawers beneath and walk in shower area with monsoon head, hand attachment and glass screen. Side window, downlights to ceiling, towel rail/radiator, extractor fan and fully tiled floor and walls.

Bedroom Two 3.63 x 3.28. With rear window and two sets of fitted wardrobes.

Bedroom Three 3.63 x 3.28. With rear window.

Bathroom 2.90 x 1.84. With suite comprising wc, wash basin with vanity beneath and bath set to a tiled surround. Corner shower enclosure with monsoon head and hand attachment, fully tiled floor and walls, ceiling downlights, towel rail/radiator and side window.

Top Floor Landing

Cinema Room/ Bedroom Four 6.27 x 4.78. Presently used as a games/ cinema room however easily utilised as a bedroom or even two bedrooms with alterations. This large room has twin aspect Velux windows, downlights, laminate floor, eaves storage and walk in wardrobe area which houses the combination gas boiler.

Outside To the rear of the property are fence enclosed lawned gardens with block paved patio and outside power. There is a gated pathway to the side and to the front wide block paved drive providing off road parking for four cars and access to the garage.

Integral Garage 5.30 x 2.85. With automated entry door, light, power and access door to the side.



- Three/ Four bedroom detached house
- Immaculate throughout
- Accommodation over three floors
- Master en suite
- Top floor cinema room
- Brilliant, convenient location
- Gardens, drive and garage
- 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.



Total area: approx. 186.7 sq. metres (2009.6 sq. feet)

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