

Freehold

Asking Price: £340,000

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EVERYTHING YOU'VE BEEN SEARCHING FOR! AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME! CUL-DE-SAC POSITION! SOUGHT AFTER DEVELOPMENT! HIGH STANDARDS WITHIN!

Only by an internal inspection will the high standards of accommodation on offer from this immaculately presented four bedroom detached family home be fully appreciated! The dwelling is nestled away within a cul-de sac on the sought after Woodlathes Village development and is perfectly placed to access a range of local conveniences including the M18/M1 motorway network. The property briefly comprises an entrance hallway, well presented lounge, dining room, conservatory, beautifully appointed fitted kitchen, utility room and a ground floor WC. To the first floor is a landing, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside there are low maintenance landscaped gardens to the front and rear with off road parking being provided by a driveway and garage. Avoid disappointment and call Lincoln Ralph today!

Entrance Hall A welcoming hallway with a front facing double glazed entrance door, designer radiator, wood effect laminate flooring and a useful under stairs storage cupboard. Stairs rise to the first floor landing and doors open to the lounge, dining room, kitchen and WC.

Lounge 4.32 x 3.34. A well presented room that has coving to the ceiling, wood effect laminate flooring, front facing UPVC double glazed bay window and a radiator.

Dining Room 3.14 x 2.26. Having coving to the ceiling, wood effect laminate flooring and a radiator. Rear facing UPVC double glazed French doors open to the conservatory.

Conservatory 3.95 x 3.70. A pleasant room with side and rear facing UPVC double glazed windows and wood effect laminate flooring. UPVC double glazed French doors open to the rear garden.

Kitchen A beautifully appointed kitchen that is fitted with a range of wall mounted and base level handle less units in a high gloss finish with concealed under unit lighting and mood lighting to the plinths. Work surfaces incorporate a one and a half bowl ceramic sink with mixer tap, integrated four ring induction hob and electric oven with extractor hood over, built in dishwasher along with integrated fridge and freezer. Having splashback panels, breakfast bar, coving to the ceiling Kardean flooring, rear facing UPVC double glazed window and a radiator. A door opens to the utility room.

Utility Room 1.93 x 1.71. Fitted with wall mounted and base level units with work surfaces incorporating a stainless steels sink with mixer tap. Having tiling to splashback height, plumbing for a washing machine, extractor fan and a wall mounted central heating boiler. A double glazed entrance door gives access to the side.

WC 1.68 x 0.82. Fitted with a white suite comprising a low flush WC and a vanity wash hand basin. There is tiling to the floor, radiator and a front facing UPVC double glazed window.

Landing Having an airing cupboard along with loft access. Doors open to the bedrooms and bathroom.

Master Bedroom 4.27 x 3.42. (The first measurement is taken to the back of the wardrobes) An attractive room with a range of Hammonds fitted wardrobes and drawer units, downlights to a vaulted ceiling, front facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 1.92 x 1.71. Fitted with a white suite comprising a shower cubicle, low flush WC and a vanity wash hand basin. Having tiling to the walls and floor, heated chrome towel rail, downlights to the ceiling and a side facing UPVC double glazed window.

Bedroom 2 3.49 x 2.63. Rear facing UPVC double glazed window, wood effect laminate flooring and a radiator.

Bedroom 3 2.82 x 3.21. (The latter measurement increases to 4.07) Rear facing UPVC double glazed window, wood effect laminate flooring and a radiator.

Bedroom 4 3.25 x 2.09. Front facing UPVC double glazed window, wood effect laminate flooring and a radiator.

Family Bathroom 2.06 x 1.60. A well appointed bathroom that is fitted with a white suite comprising a bath set to a tiled plinth, low flush WC and a vanity wash hand basin. Having complimentary tiling to the walls and floor, heated chrome towel rail, downlights to the ceiling, extractor fan and a rear facing UPVC double glazed window.

Outside The residence enjoys a position within a small cul de sac and has off road parking provided by a Tarmac driveway that in turn accesses a single integral garage. To the front is a small artificial lawn with path access to the rear. At the rear is a beautifully landscaped low maintenance garden that benefits from a flagged seating area that opens to an artificial lawn that is bordered by raised shrubberies. The external areas are complimented by security lighting and remote mood lighting set to the soffits.

Garage Roller shutter door, power and lighting.



- Immaculate four bedroom detached home
- Cul-de-sac position
- Sought after development
- Boasting high standards within
- Garage and driveway
- Conservatory
- Hive controlled heating
- Landscaped gardens
- 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. 133.0 sq. metres (1431.8 sq. feet)

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