

Freehold
Asking Price: £525,000

Sorby Way, Wickersley, Rotherham,
South Yorkshire, S66



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SUPERB LOCATION, CORNER PLOT, SOUTH FACING REAR GARDEN, FABULOUS EXTENDED FAMILY HOME!

A truly outstanding detached family home within this ever popular and sought after location. Totally remodelled and extended over recent years and with immaculate standards throughout the property has a wealth of ground floor living space including the fabulous family dining kitchen with bi-fold doors and an array of appliances along with two further reception rooms and utility. Entrance hall and cloakroom/ wc complete the ground floor accommodation with three double bedrooms and bathroom to the first floor which was originally of four bedroom layout. The corner plot allows for gardens to front side and rear, the rear with southerly aspect, drive and converted garage and a further drive to the front provides more valuable parking. This is a high quality 'must view' home with direct access to comprehensive village amenities, very well regarded local senior and junior schools and the M18/M1 motorway networks.

Entrance Hall With composite front door, quartz tiled floor, under stairs storage and oak and glass staircase rising to the first floor.

Cloakroom/WC 1.74 x 1.24. With wc and wash basin with drawer beneath, quartz tiled floor, front window and fully tiled walls.

Lounge 5.48 x 3.30. With front window and access to the snug/sitting room.

Snug/Sitting Room 5.18 x 2.62. A further reception room with front and side windows and downlights to ceiling.

Family Dining Kitchen 9.96 x 5.37. (Maximum measurements)

A fabulous room incorporating pitched ceiling with three Velux roof lights, central island with breakfast bar and bi-fold doors opening to the rear patio and gardens. There are an extensive range of gloss finish units with quartz work tops and one and a half bowl sink with boiling water tap set to the island. Fully tiled quartz floor, downlights to ceiling and access to the utility room. There are an array of integrated appliances including dishwasher (set to the island) induction hob, two electric ovens with retractable doors, combination microwave with warming drawer beneath, wine cooler and full height fridge and freezer.

Utility Room 2.40 x 1.88. With double glazed external door to the side, quartz tiled floor, gloss finish units and stainless steel sink with mixer tap. Plumbing for washer, concealed gas boiler and downlights to ceiling.

First Floor Landing With access to loft.

Master Bedroom 3.60 x 3.60. With front bow window and views.

Dressing Room 2.62 x 1.82. With potential for conversion to an en suite if required.

Bedroom Two 3.47 x 2.63. (Minimum measurements)

With front window.

Bedroom Three 4.40 x 2.72. With two rear windows, downlights and recess open plan storage area.

Bathroom 2.66 x 2.57. Very well appointed with white suite comprising wc, wash basin with drawer beneath and mirror over and free standing bath with stantion mixer shower with hand attachment. Walk in glass shower enclosure with monsoon head thermostatic shower with hand attachment, tiled floor, partial to walls, extractor fan and towel rail/radiator.

Outside The property occupies a corner plot with gardens to front side and rear. To the front is a lawned garden with laurel hedging and adjacent paved drive providing parking. To the rear are gardens with southerly aspect including walled lawns, stone paved patio, decking, outside lighting and artificial turfed area to the side. Large wooden gates approach the second paved drive and provide further off road parking and access to the garage.

Converted Garage The front of the garage forms a storage area with light, power automated entry door (2.81 x 2.43) The rear of the garage comprises a room suitable for a work from home environment and has laminate floor, double glazed external door, light, power, storage cupboards, downlights and integral fridge.

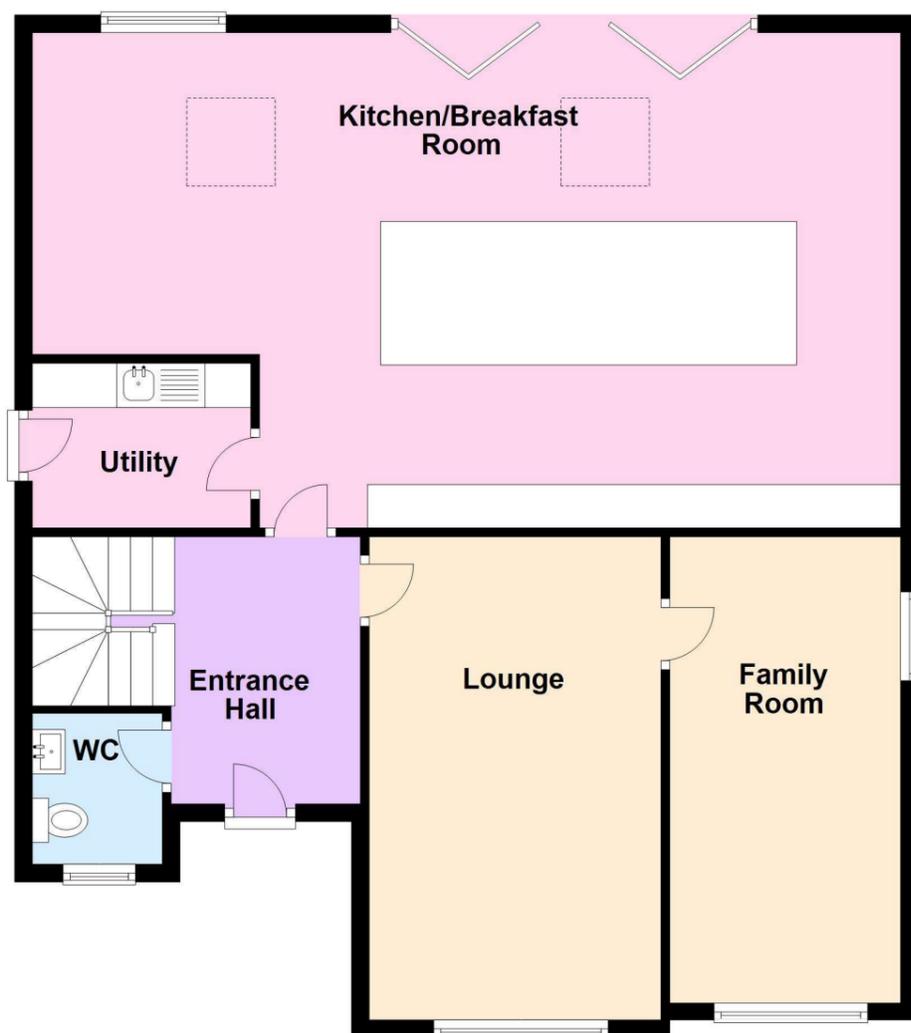


- Extended detached family home
- Corner plot with gardens front, side and rear
- Central heating and double glazing
- Two driveways and converted garage
- Fabulous family dining kitchen
- Three double bedrooms
- Superb location
- Easy access to amenities, schools and the motorway network

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. 154.9 sq. metres (1667.8 sq. feet)

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