



# Spinneyfield, Rotherham, South Yorkshire, S60

## SUPERB SETTING! LARGE GARDEN ENCOMPASSING PART OF THE FORMER SPINNEY! OVER 2000 SQUARE FEET OF ACCOMMODATION! HIGH STANDARDS WITHIN!

A simply stunning, four bedroom, extended, detached, family sized bungalow that offers over 2000 square feet of accommodation. The residence enjoys a sought after position and is ideally located to access a range of conveniences. Internally the home offers fantastic open plan spaces, three bathrooms and high cosmetic standards. A summary of the accommodation is as follows: Entrance hallway, open plan living/dining room, spacious breakfast kitchen, lobby, shower room, three ground floor double bedrooms, study and a family bathroom. To the first floor is a landing, master bedroom and bathroom. Outside, the home has ample off road parking by way of a crescent driveway that gives access to an integral garage. At the rear is a large garden that encompasses part of the former spinney along with a single garage. Only by an internal inspection will the true nature of the accommodation on offer be fully appreciated! Call Lincoln Ralph today!

**Entrance Hall** A spacious hallway with a front facing double glazed entrance door and a radiator. Stairs rise to the first floor landing and doors open to the ground floor bedrooms, study and lounge/dining room.

**Open Plan Living Room** 8.32 x 7.05. (The first measurement reduces to 3.60 with the latter reducing to 4.26) A great space for all the family or entertaining! The room enjoys the benefit of a multi fuel burner set to chimney breast along with rear facing UPVC double glazed windows and French doors. There are two radiators and a door opens to the kitchen.

**Breakfast Kitchen** 4.26 x 4.21. (The latter measurement increases to 6.56) A beautifully appointed room of good extent and being fitted with a range of wall mounted and base level handle less units in a white high gloss finish. Work surfaces incorporating two stainless steel sinks with mixer taps with integrated washing up liquid dispenser, built in four ring ceramic hob and electric oven with extractor hood over and two built in fridges. Having tiling to the walls, breakfast bar, rear facing UPVC double glazed window and a radiator. A door opens to lobby.

**Lobby** Having tiling to the walls, double glazed skylight and a side facing UPVC double glazed window. Doors open to the shower room and the garage.

**Shower Room** 2.39 x 0.92. (The latter measurement increases to 1.95) Fitted with a white suite comprising a shower cubicle, low flush WC and a wash hand basin. Having tiling to the walls, side facing UPVC double glazed window and a radiator.

**Bedroom** 4.84 x 3.93. Front facing UPVC double glazed bay window and a radiator.

**Bedroom** 3.93 x 3.64. Fitted with a mirror fronted wardrobe, front facing UPVC double glazed window and a radiator.

**Bedroom** 3.68 x 3.64. Fitted with a range of mirror fronted wardrobes, Side facing UPVC double glazed window and a radiator.

**Bathroom** 2.67 x 1.89. Fitted with a white suite comprising a panelled bath with shower screen and shower over, vanity wash hand basin and a low flush WC. Having tiling to the walls, side facing UPVC double glazed window and a radiator.

**First Floor Landing** Having downlights to the ceiling and a double glazed skylight. Doors open to the bathroom and bedroom.

**Master Bedroom** 5.63 x 4.94. Fitted with mirror fronted wardrobes, downlights to the ceiling and a double glazed skylight.

**Bathroom** 2.79 x 2.68. Fitted with a white suite comprising a duel ended bath with chrome fittings, low flush WC and a vanity wash hand basin. Having tiling to the walls, downlights to the ceiling along with two double glazed skylights.

**Outside** The residence is set back from the road and has off road parking by way of a crescent driveway. There is gated access to a pathway that leads to the rear. At the rear is a large garden that has a flagged seating area overlooking a generous lawn. The garden branches off to encompass part of the old spinney that has a variety of mature trees. In addition there are three useful garden sheds and a single garage with up and over door, power and lighting. (No vehicle access)



- Four bedroom detached bungalow
- Sought after location!
- Over 2000 square feet
- Open plan living
- Breakfast kitchen
- Three bathrooms
- Large rear garden
- Viewing is essential!

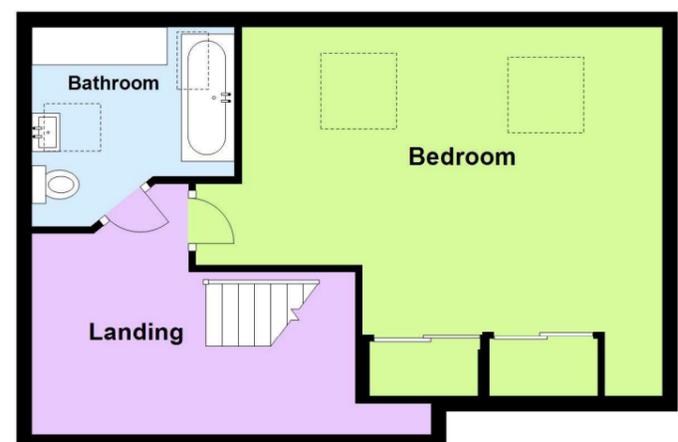
### Disclaimer

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. 207.2 sq. metres (2229.9 sq. feet)

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