

Freehold

Asking Price: £330,000

Melhaven Way, Wickersley,
Rotherham, South Yorkshire, S66



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FEAST YOUR EYES ON THIS EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME. DESIRABLE LOCATION! HIGH STANDARDS WITHIN & MUCH, MUCH MORE!

Just one look and you'll be sold on this immaculately presented four bedroom, three storey, detached family home. The residence boasts exceptional standards within and has been thoughtfully improved by the current owners. The property enjoys a prime location upon this desirable modern development and is ideally placed to access a range of amenities including shopping at the Tanyard in Wickersley, highly regarded schools and the M18/M1 motorway network. The accommodation briefly comprises an entrance hallway, ground floor WC, stunning fitted kitchen and a well presented lounge. To the first floor is a landing, three bedrooms and a family bathroom. To the second floor is the master bedroom with en-suite shower room. Outside, off road parking is provided by a driveway and garage and to the rear are beautifully appointed, low maintenance gardens. Viewing is essential! Call Lincoln Ralph today to avoid disappointment!

Entrance Hall An inviting hallway with a front facing UPVC double glazed entrance door, laminate flooring and a radiator. Stairs rise to the first floor landing and doors open to the ground floor WC, kitchen and lounge.

WC Fitted with a white suite comprising a low flush WC and a wash hand basin. There is tiling to the floor, extractor fan and a radiator.

Kitchen Diner 4.68 x 2.88. A beautifully appointed room that is fitted with a range of wall mounted and base level units with concealed lighting and Quartz work surfaces incorporating a sunken one and a half bowl stainless steel sink with mixer tap. There is a four ring induction hob with extractor hood over, built in double electric oven, integrated fridge freezer, built in dishwasher and washer/dryer. Having downlights to the ceiling, tiling to the floor, front facing UPVC double glazed window and a radiator.

Lounge 4.99 x 4.27. A well presented room that overlooks the rear garden via the UPVC double glazed French door. In addition there are two radiators.

First Floor Landing Having an airing cupboard along with stairs rising to the first floor landing and doors open to the first floor bedrooms and the family bathroom.

Bedroom 2 3.48 x 2.89. (The latter measurement is taken to the fitted wardrobe) Fitted with a range of wardrobes, front facing UPVC double glazed window and a radiator.

Bedroom 3 3.89 x 2.74. Fitted with mirror fronted wardrobes, rear facing UPVC double glazed window and a radiator.

Bedroom 4 2.93 x 2.17. Rear facing UPVC double glazed window and a radiator.

Family Bathroom 1.97 x 1.70. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a vanity wash hand basin. Having tiling to splashback height and to the floor, front facing UPVC double glazed window and a radiator.

Second Floor Landing Having a radiator and a door opens to the master bedroom.

Master Bedroom 6.29 x 2.73. (The latter measurement increases to 3.43) A spacious and attractively presented master suite that is fitted with a range of wardrobes and having a front facing UPVC double glazed window and two radiators. A door opens to the en-suite shower room.

En-Suite Shower Room 2.16 x 1.88. Fitted with a white suite comprising a shower cubicle, low flush WC and a wash hand basin. Having tiling to the walls and floor, double glazed skylight and a radiator.

Outside Off road parking is provided by a Tarmac driveway to one side of the property that in turn leads to a single garage. To the rear is a landscaped, low maintenance garden that enjoys flagged patio that opens to an artificial lawn that is bordered by a slate chippings. A raised decked seating area with glass balustrade provides a great space for outside entertaining. The

gardens are complimented by feature and security lighting along with external power points and an outside tap.

Garage Having an up and over door, hot and cold water supply, power and lighting.

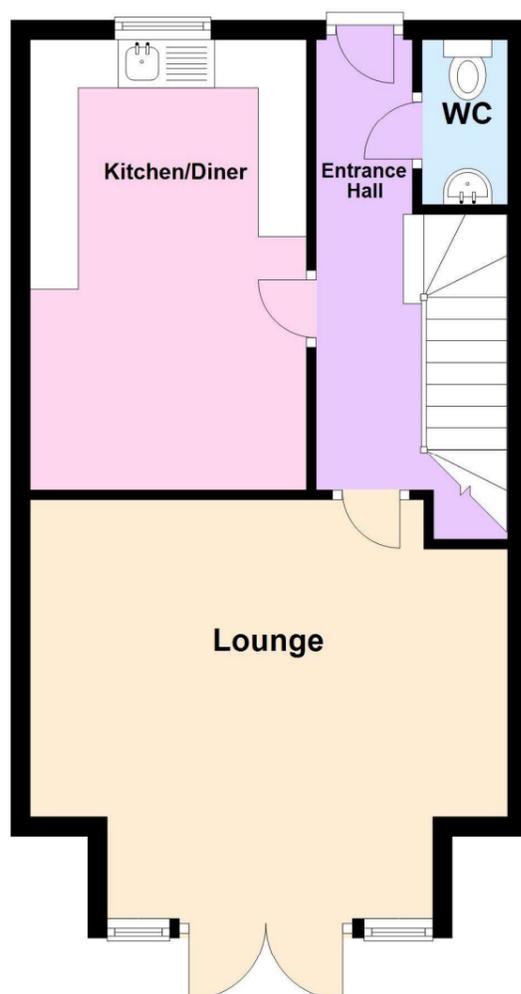


- Four bedroom, three storey, detached
- Desirable location
- High standards within
- Beautiful low maintenance gardens
- Driveway and garage
- Master bedroom with en-suite
- Well placed for M18/M1
- Perfectly located for well regarded amenities
- CCTV

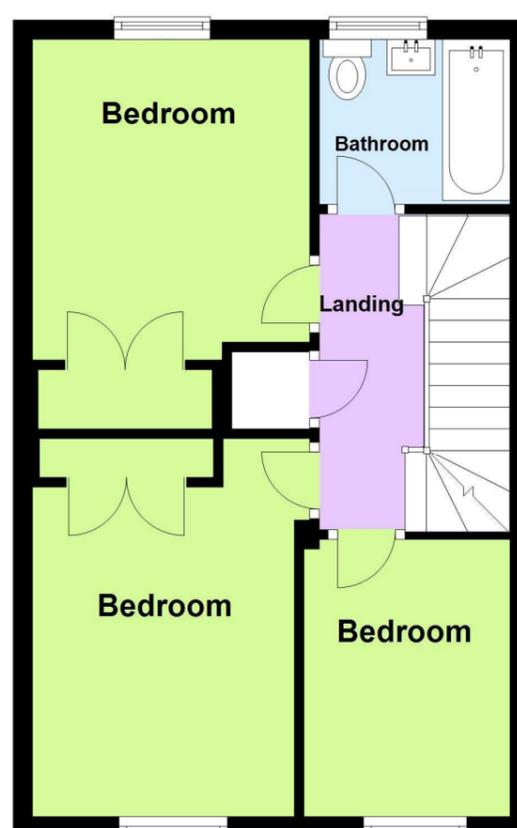
Disclaimer

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.

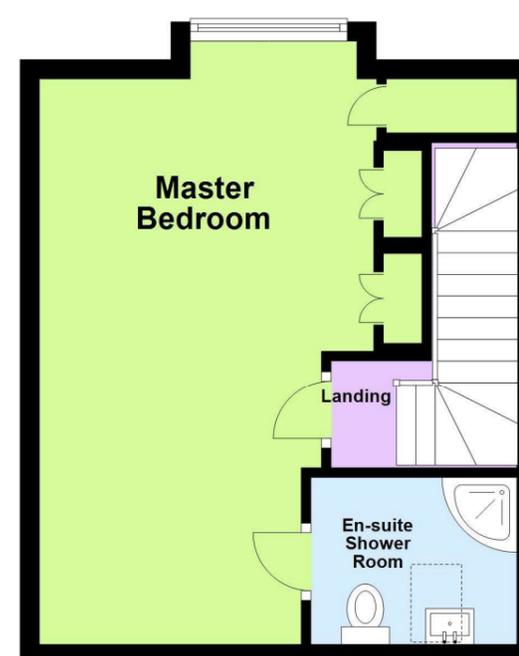
Ground Floor



First Floor



Second Floor



Total area: approx. 114.2 sq. metres (1229.6 sq. feet)

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