

Freehold

Asking Price: £425,000

Whiston Green, Whiston, Rotherham,  
South Yorkshire, S60



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# Whiston Green, Whiston, Rotherham, South Yorkshire, S60

## SUPERB VILLAGE LOCATION, DETACHED FAMILY HOME IN STONE, FOUR BEDROOMS AND TWO BATHROOMS, IMMACULATE STANDARDS THROUGHOUT, LOVELY GARDENS, DRIVE AND LARGE INTEGRAL GARAGE.

Within the heart of this sought after picturesque village a superb four bedroom, two bathroom detached family home. With very well appointed accommodation of versatile layout throughout arranged over three floors including fitted family dining kitchen, study, conservatory, entrance hall and cloakroom/wc to the ground floor. A half landing leads to the magnificent living room with four bedrooms including master en suite and bathroom located to the principal first floor currently with the fourth bedroom used as a dressing room but easily reinstated. Gas central heating, double glazing, appliances to the kitchen and Glenwood fitted wardrobes to the bedrooms all add to the quality of this impeccable home. Outside are attractive enclosed gardens to the rear with decking and high quality artificial grass and decorative stone gardens to the front with driveway and large integral garage. Easy access to the M1 motorway network, local taverns/eateries and beautiful countryside walks all add to the many attributes of this desirable home.

**Entrance Hall** With front entrance door, laminate floor, cloaks cupboard and stairs rising to the half landing.

**Cloakroom/WC** With wc and wash basin with vanity unit beneath and mirror.

**Inner Lobby** Having steps down from the entrance hall to an under stairs store area and with access door to the garage.

**Family Dining Kitchen** 8.77 x 3.20. An impressive large open plan room providing kitchen, dining and family area. To the kitchen are a range of Glenwood fitted units with granite tops, double bowl sink with mixer tap and waste disposal and tiling to the sink and work surface area. Appliances include gas hob with extractor, electric oven, combination microwave, dishwasher and fridge. There are windows to both front and rear and large Neville Johnson TV wall unit to the living area.

**Study** 2.97 x 2.71. With Glenwood fitted dresser, desk units laminate floor and access to the conservatory.

**Conservatory** 3.87 x 2.89. A solid roof conservatory with tiled floor, electric heater, and French doors opening to the rear gardens.

**Half Landing** With stairs continuing to the principal first floor and access to the lounge.

**Lounge** 4.67 x 4.72. A beautiful living room with windows to front and rear and focal fire surround with living flame gas fire.

**First Floor Landing** A pull down loft ladder provides access to a boarded loft space with lighting.

**Master Bedroom** 3.36 x 3.63. With front window, oak floor and fitted wardrobes.

**En Suite Shower Room** With wc, wash basin with vanity beneath and shower enclosure with thermostatic power shower and tiling. Tiled floor, towel rail/radiator.

**Dressing Room/Bedroom Four** 2.62 x 2.30. (Maximum measurements)

Presently used as a dressing room although easily reinstated to a bedroom if required. Oak floor, front window, fitted wardrobes and drawer unit.

**Bedroom Two** 3.56 x 2.45. With rear window, laminate floor, fitted wardrobes and desk unit.

**Bedroom Three** 3.05 x 2.50. (Maximum measurements through wardrobes)

With cylinder cupboard, rear window and pull down double bed.

**Bedroom Four** See dressing room, this is the original fourth bedroom.

**Bathroom** 2.56 x 1.81. With side window and suite comprising wc, wash basin with vanity beneath, curved bath with shower and screen. Towel rail/radiator and fully tiled floor and walls.

**Outside** To the rear of the house are attractive conifer and fence enclosed gardens with paved patio, decking, two artificial lawned grass areas, security light and outside tap. There are lockable gated paved paths to either side of the house and garden shed. To the front are decorative stone gardens with adjacent block paved drive with additional parking.

**Garage** 5.71 x 4.74. A large integral garage with automated entry door, light, power and access door back to the house. Rear window, stainless steel sink with storage below, freestanding Bosch washing machine and Worcester gas boiler.



- Detached family home
- Four bedrooms with master en suite
- Fourth bedroom converted to dressing room
- Versatile well appointed accommodation
- Lovely rear garden
- Paved drive with further parking and large integral garage
- Close to M1
- Security alarm to house and garage

### 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.

