



LINCOLN RALPH



# Paddock Drive, Sunnyside, Rotherham, South Yorkshire, S66

## FIRST TIME BUYER HEAVEN, EXTENDED TOWN HOUSE, BOTH BEDROOMS EN SUITE, REAR EXTENTION, A MUST VIEW STARTER HOME!

Occupying a cul de sac position upon this ever sought after and popular development a two double bedroom, two bathroom middle town house which has been extended to the rear to greatly enhance the accommodation to the ground floor. Including central heating and double glazing this lovely home also has allocated parking to the front and decked and paved gardens to the rear. Entrance hall, cloakroom/wc, fitted kitchen, lounge and dining room extension to the ground floor with two double bedrooms both en suite to the first floor. Brilliant location close to shopping amenities, well regarded junior and senior schools and the M18/M1 motorway network.

**Entrance Hall** With double glazed front door, tiled floor and stairs rising to the first floor.

**Cloakroom/WC** 1.61 x 0.90. With wc, wash basin, front window and tiled floor.

**Kitchen** 2.45 x 2.44. With a range of fitted units with work surfaces, one and a half bowl stainless steel sink with mixer tap and tiling to the sink and work surface area. Front window, plumbing for washer, tiled floor, concealed gas boiler, integrated fridge freezer, gas hob with extractor and electric oven.

**Lounge** 4.56 x 3.83. Being open plan to the rear extension and with under stairs storage cupboard.

**Dining Room** 3.53 x 2.63. Potentially suited to a variety of uses this extension has tiled floor, two roof lights and double glazed French doors opening to the rear gardens.

### First Floor Landing

**Bedroom One** 3.63 x 2.77. With rear window and access to the loft.

**En Suite Bathroom** 2.65 x 1.70. With wc, wash basin with vanity beneath and mirror over, bath and shower enclosure. Rear window, tiled floor with majority to walls, extractor fan.

**Bedroom Two** 3.57 x 2.74. With front window and over stairs store cupboard.

**En Suite Shower Room** 2.09 x 0.94. With wc, wash basin and shower enclosure. Extensive wall tiling and extractor fan.

**Outside** To the rear of the house are enclosed decked and paved gardens with garden shed. There is a rear pedestrian access pathway to enable garden items not having to come through the house. To the front is a decorative slate bed and allocated parking for two cars opposite the house.

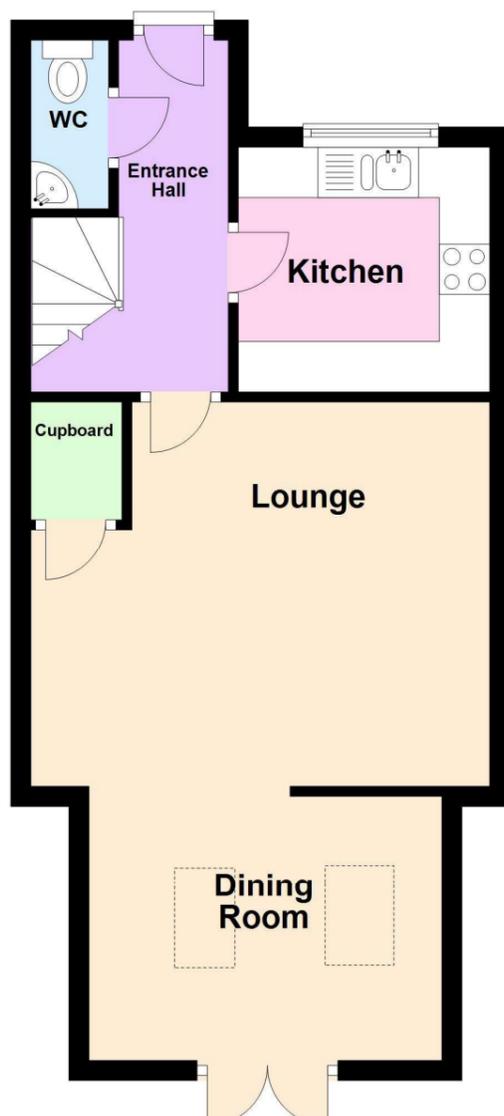


- Two double bedroom modern town house
- Both bedrooms en suite
- Central heating and double glazing
- Close to amenities, schools and M18/M1
- Rear extension
- Allocated parking
- Paved/decked rear garden

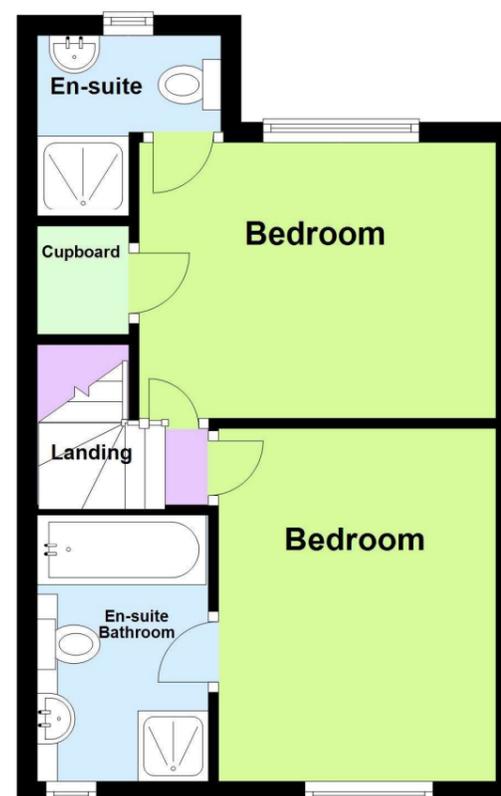
### **Disclaimer**

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**



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