



LINCOLN RALPH



Churchfield Drive, Wickersley, Rotherham, S66

PERFECT FOR ALL THAT WICKERSLEY HAS TO OFFER! FIVE BEDROOMS! SOUGHT AFTER POSITION! ATTRACTIVELY PRESENTED! VIEWING ESSENTIAL!

A five bedroom detached family home in the sought after village of Wickersley. The residence is just a hop, skip and a jump away from a range of fantastic amenities in the village that include shopping at the Tanyard, bars and restaurants along with highly regarded schools and the M18/M1 motorway network. The well presented accommodation briefly comprises an entrance hallway, spacious lounge, open plan breakfast kitchen, utility room and a ground floor WC. To the first floor is a landing, Master bedroom with en-suite shower room, four further bedrooms and a family bathroom. Outside, off road parking is provided by a block paved driveway and integral garage. To the rear is an enclosed garden that is mainly laid to lawn. Viewing is essential! Call Lincoln Ralph today to avoid disappointment!

Entrance Hallway A welcoming hallway with a front facing UPVC double glazed entrance door, tiling to the floor and a radiator. Stairs with a glass balustrade rise to the first floor landing and doors open to the lounge and kitchen.

Lounge 4.83 x 3.52. A well presented room with a front facing UPVC double glazed window and a radiator.

Breakfast Kitchen 6.59 x 3.22. A genuine highlight of the accommodation is this open plan dining kitchen that is fitted with a range of wall mounted and base level units in a high gloss, cream finish with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, built in dishwasher and an integrated fridge freezer. Having a breakfast bar, downlights to the ceiling, tiling to the floor and a radiator. In addition there is a rear facing UPVC double glazed window and rear facing UPVC double glazed French doors. A door opens to the utility room.

Utility Room 2.12 x 1.76. Fitted with wall mounted storage units and a work surface incorporating a stainless steel sink with mixer tap. Having plumbing for a washing machine, wall mounted central heating boiler and a rear facing double glazed entrance door. A door opens to the WC.

WC 1.77 x 1.01. Fitted with a white low flush WC and a wash hand basin. There is tiling to splashback height, tiling to the floor and a radiator.

Landing Having loft access and doors open to the bedrooms and bathroom.

Master Bedroom 4.40 x 3.49. A beautifully appointed room that is fitted with a range of bedroom furniture that comprise wardrobe and drawer units. There is a front facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 1.95 x 1.93. (The first measurement is the maximum measurement) Fitted with a white suite comprising a shower enclosure, low flush WC and a wash hand basin. Having tiling to the walls and floor, downlights to the ceiling, extractor fan, front facing UPVC double glazed window and a heated towel rail.

Bedroom 2 3.71 x 3.28. Rear facing UPVC double glazed window and a radiator.

Bedroom 3 3.36 x 2.77. Rear facing UPVC double glazed window and a radiator.

Bedroom 4 3.58 x 2.88. (The first measurement is taken to the back of the wardrobe) Front facing UPVC double glazed window and a radiator.

Bedroom 5 2.32 x 2.18. Rear facing UPVC double glazed window and a radiator.

Family Bathroom 2.77 x 1.80. Fitted with a white suite comprising a panelled bath, low flush WC and a wash hand basin. Having tiling to splashback height and to the floor, downlights to the ceiling, extractor fan, side facing UPVC double glazed window and a heated chrome towel rail.

Outside At the front, off road parking is provided by a block paved driveway and integral garage. To the rear is an enclosed garden that enjoys a flagged patio overlooking a lawn with shrub borders.

Garage 4.69 x 2.75. Having a remote up and over door, power and lighting.

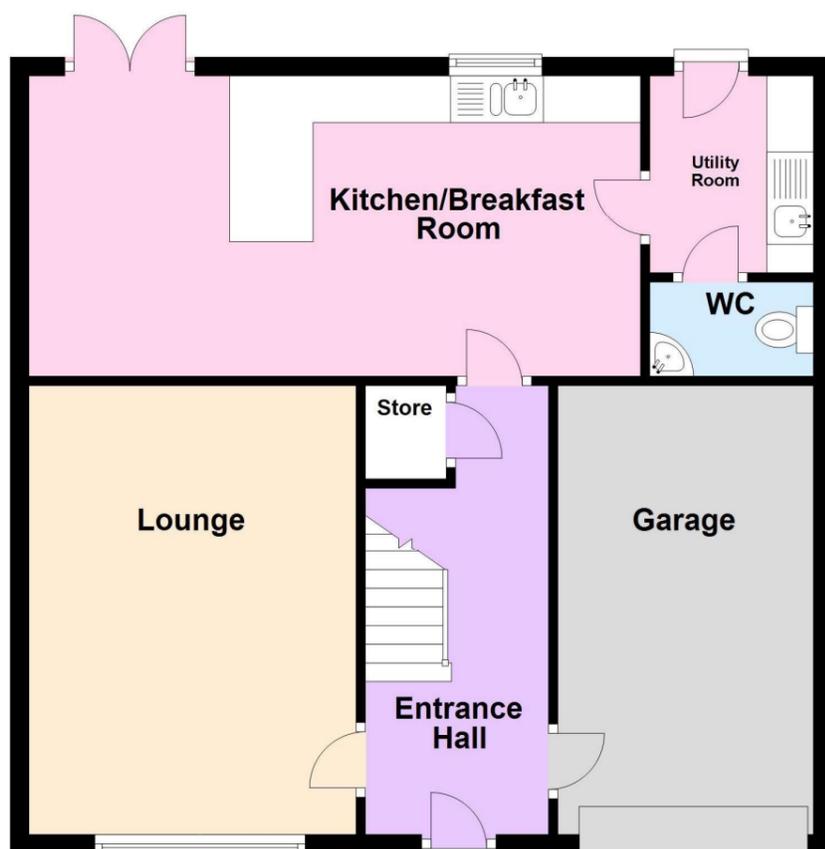


- Five bedroom detached home
- Prime location!
- Ideally located for highly regarded schools
- Driveway and garage
- Master bedroom with en-suite
- Attractively presented
- Open plan breakfast kitchen
- Viewing is essential!

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

