

Leasehold

Asking Price: £400,000

Foster Road, Wickersley, Rotherham,  
South Yorkshire, S66



Tel: 01709 278978

Email: [info@lincolnralph.com](mailto:info@lincolnralph.com)

[www.lincolnralph.com](http://www.lincolnralph.com)

# Foster Road, Wickersley, Rotherham, South Yorkshire, S66

## SUBSTANTIALLY EXTENDED FIVE BEDROOM DETACHED HOME! SOUGHT AFTER LOCATION! PERFECTLY PLACED FOR ALL THAT WICKERSLEY HAS TO OFFER!

Occupying a corner plot on this sought after development is this substantially extended five bedroom detached family home. The property boasts high standards of versatile accommodation within that briefly comprises an entrance hallway, spacious lounge, snug, breakfast kitchen, ground floor WC and a dining room. To the first floor is a landing, master bedroom with en-suite shower room, four additional bedrooms and a family bathroom. Outside, garden areas can be found to three sides of the property and ample off road parking is provided by a block paved driveway and a garage. The residence is perfectly placed to access all that Wickersley has to offer including shopping at the Tanyard, popular bars and restaurants and is within the catchment for the highly regarded comprehensive school. Viewing is highly recommended! Call Lincoln Ralph today to avoid disappointment!

**Entrance Hall** Front facing UPVC double glazed entrance door, coving to the ceiling and a radiator. Stairs rise to the first floor landing and a door opens to the lounge and the snug.

**Lounge** 7.34 x 2.98. A spacious room with front and rear facing UPVC double glazed windows and a radiator.

**Snug** 3.52 x 2.31. Having coving to the ceiling, understairs storage cupboard, radiator and a rear facing UPVC double glazed window.

**Breakfast Kitchen** 4.09 x 2.28. (The first measurement increases to 4.24 and the latter increases to 4.55) Fitted with a range of wall mounted and base level units with concealed mood lighting and work surfaces incorporating a one and a half bowl stainless steel sink with mixer shower tap. There is an integrated four ring gas hob with extractor hood over, built in double electric oven, integrated freezer and dishwasher. Having tiling to splashback height, coving and downlights to the ceiling, plumbing for a washing machine and space for a fridge freezer. In addition there is a breakfast bar, rear facing UPVC double glazed window, radiator and a UPVC double glazed entrance door. Doors open to the dining room and a the WC.

**WC** 3.11 x 1.79. (Maximum measurements) Fitted with a white low flush WC and a wash hand basin with tiling to splashback height and a front facing UPVC double glazed window.

**Dining Room** 3.26 x 3.08. A well presented room with a front facing UPVC double glazed window, storage cupboard and a radiator.

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

**Master Bedroom** 4.35 x 3.86. Having a range of fitted wardrobes, front facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

**En-Suite Shower Room** 3.01 x 1.69. Fitted with a white suite comprising a shower enclosure, low flush WC and a vanity wash hand basin. There is a front facing UPVC double glazed window and a heated chrome towel rail.

**Bedroom 2** 4.16 x 3.40. (The latter measurement reduces to 2.65) Having two rear facing UPVC double glazed windows and a radiator.

**Bedroom 3** 4.21 x 2.96. Having coving to the ceiling, wood effect laminate flooring, front facing UPVC double glazed window and a radiator.

**Bedroom 4** 3.06 x 2.96. Rear facing UPVC double glazed window, wood effect laminate flooring and a radiator.

**Bedroom 5** 2.40 x 2.25. (The latter measurement increases to 2.74) Front facing UPVC double glazed window and a radiator.

**Bathroom** 2.25 x 1.66. Fitted with a white suite comprising a panelled bath with shower over, low flush WC and a wash hand basin. Having tiling to the walls and floor, two rear facing UPVC double glazed windows and a radiator.

**Outside** The property occupies a generous corner plot with ample off road parking being provided by a block paved driveway and garage. This is complimented with an E/V charging point. The front garden is mainly laid to lawn and is bordered by a timber fence and shrubs. A gate opens to one side where a decked terrace can be found with a flagged pathway leading to an enclosed rear garden. The rear enjoys a flagged patio with lawned garden along with a security lighting and a hot and cold water supply.

**Summer House** 4.10 x 2.31. Power and lighting.

**Garage** 5.06 x 2.87. With garage door, power, lighting and a wall mounted central heating boiler.

**Note** The property benefits from solar panels (owned) along with CCTV and security lighting.



- Five bedroom detached home
- Substantially extended
- Corner plot
- Sought after location
- Ample parking by way of driveway & garage
- Versatile accommodation
- Ideally located for a range of quality amenities
- Solar panels
- 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.



Total area: approx. 177.0 sq. metres (1905.6 sq. feet)

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