

Freehold

Asking Price: £390,000

Whiston Vale, Whiston, Rotherham,
South Yorkshire, S60



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FABULOUS FAMILY HOME, SUPERB LOCATION, EXTENDED FAMILY DINING KITCHEN, SOUTHERLY REAR ASPECT, CONVERTED DOUBLE GARAGE.

Upon this ever sought after modern cul de sac development and with southerly open aspect to fields at the rear a substantial front and rear extended detached home which offers family living of the highest order. Including central heating, double glazing, superb family dining kitchen and extended lounge this beautiful home also has converted double garage, four bedrooms with master en suite and family bathroom. Entrance hall, cloakroom/wc, utility room and store room complete the impressive accommodation. There is a wide drive to the front providing parking and access to the garage and rear Mediterranean style garden which look overlooks fields. Close to the village centre, Rotherham, Sheffield and the M1 motorway network.

Entrance Hall A slit level entrance hall with composite front door, laminate floor and stairs rising to the first floor. The hall continues towards the rear of the house where there is a double glazed external door to the side.

Cloakroom/WC With wc and wash basin in white. Tiling to the basin and back of wc.

Lounge 5.94 x 4.43. A lovely, large and extended living room with French doors and Juliette balcony to the front. Two velux windows and feature fire surround with pebbled effect electric fire.

Family Dining Kitchen 6.94 x 6.16. (Maximum measurements)

A fabulous open plan room which has been extended to the rear. There are a range of fitted units in white with breakfast bar, granite tops, stainless steel sink with mixer tap and under stairs shelved pantry. Two rear windows, double glazed French doors to the rear, fully tiled floor and integrated dishwasher. Cooking is provided by the gas range cooker with extractor and there is an access door to the staircase that leads down to the basement/garage area.

Store Room 3.70 x 1.73. Forming part of the garage conversion.

Utility Room 3.16 x 1.73. With plumbing for washer and forming part of the garage conversion.

First Floor Landing With access to the loft.

Master Bedroom 4.30 x 3.65. With rear window, laminate floor, sliding part mirror door fitted wardrobes and further double door wardrobe.

En Suite Shower Room 1.60 x 1.57. With wc, wash basin and shower enclosure with shower. Tiled effect floor, side window, and extractor fan.

Bedroom Two 5.25 x 2.68. With laminate floor, access to loft and sliding door fitted wardrobes.

Bedroom Three 3.00 x 2.97. (Measurements excluding wardrobes)

With front window, laminate floor and fitted wardrobes.

Bedroom Four 3.00 x 2.75. (Maximum measurements)

With front window, laminate floor and built in wardrobe.

Bathroom 2.71 x 2.37. With white suite comprising, wc, wash basin with vanity beneath, corner jacuzzi bath and shower enclosure with electric shower. Towel rail/radiator, side window and fully tiled floor and walls.

Outside To the rear of the house are Mediterranean style split level paved gardens with outside lighting and power. The rear garden backs directly on to fields and have a southerly aspect. There is a pathway to the side with covered store area and to the front wide block paved drive providing off road parking and access to the garage.

Garage 6.00 x 4.46. (Maximum measurements)

The original double garage which is now a single space area due to the partial conversion to the utility and store room.



- Detached family home
- Extended front and rear
- Four bedrooms and two bathrooms
- Southerly rear aspect
- Open views to the rear
- Great location
- Large family dining kitchen and lounge areas

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. 183.3 sq. metres (1972.6 sq. feet)

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