

Hollingswood Way, Sunnyside,
Rotherham, South Yorkshire, S66

Guide Price: £450,000
Freehold



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A RARE OPPORTUNITY TO PURCHASE A SIX BEDROOM DETACHED RESIDENCE ON THE SOUGHT AFTER WOODLAITHES VILLAGE DEVELOPMENT!

Offering substantial family size accommodation is this beautifully appointed six bedroom, three storey detached family home. The residence enjoys a position on the sought after Woodlaithes Village development and is perfectly placed to access a range of amenities that includes convenience shopping and transport links. The property is also located within a short drive of the Tanyard at Wickersley and falls into the catchment for the highly regarded Wickersley Comprehensive School. The accommodation briefly comprises an entrance lobby, Well presented lounge, open plan family dining kitchen and a ground floor WC. To the first floor is a landing, master bedroom with en-suite shower room along with three further bedrooms and a family bathroom. To the second floor is a landing and two double bedrooms. Externally, the property has off road parking by way of a block paved driveway and integral garage and there are attractive garden to the front and rear. Viewing is essential! Call Lincoln Ralph today to avoid disappointment!

Entrance Hall Front facing UPVC double glazed entrance door, wood effect laminate flooring and a radiator. Stairs rise to the first floor and doors open to the lounge, WC, garage and kitchen.

Lounge 6.17 x 3.53. A spacious and well appointed room with a feature fire surround having a hearth and back that incorporates a living flame gas fire. There is coving to the ceiling, wood effect laminate flooring, front facing UPVC double glazed bay window and a radiator. A door opens to the kitchen.

Family Dining Kitchen 8.18 x 5.47. (The first measurement reduces to 1.96 with the latter reducing to 3.36) A true highlight of the accommodation is this open plan family kitchen that is fitted with a range of wall mounted and base level, handle less units in a high gloss cream finish with concealed unit lighting and work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated four ring ceramic hob and double electric oven with extractor hood over, built in washing machine and dishwasher along with space for an American style fridge freezer. Having downlights and coving to the ceiling wood effect laminate flooring, two rear facing UPVC double glazed windows, rear facing UPVC double glazed French doors and two radiators.

WC 2.51 x 0.88. Fitted with a white low flush WC and a wash hand basin with tiling to splashback height. There is a side facing UPVC double glazed window and a radiator.

Landing Having a front facing UPVC double glazed window and a radiator. Stairs rise to the second floor landing and doors open to the first floor bedrooms and family bathroom.

Master Bedroom 4.22 x 2.86. (The latter measurement is taken to the front of the fitted wardrobe) Having a range of fitted wardrobes, front facing UPVC double glazed bay window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 2.58 x 1.74. Fitted with a white suite comprising a shower enclosure, vanity wash hand basin and a low flush WC. There is complimentary tiling to the walls and floor, downlights to the ceiling, side facing UPVC double glazed window and a heated chrome towel rail.

Bedroom 3.51 x 2.60. Having a fitted wardrobe, rear facing UPVC double glazed window and a radiator.

Bedroom 3.61 x 2.59. Front facing UPVC double glazed window and a radiator.

Bedroom 2.90 x 2.58. Rear facing UPVC double glazed window and a radiator.

Family Bathroom 2.28 x 1.72. Fitted with a white suite comprising a panelled bath, pedestal wash hand basin and a low flush WC. Having tiling to splashback height, rear facing UPVC double glazed window and a radiator.

Second Floor Landing Having a double glazed skylight along with doors opening to two bedrooms,

Bedroom 4.28 x 3.60. Having two double glazed skylights and a radiator.

Bedroom 4.31 x 3.45. Having two front facing and one rear facing double glazed skylights and a radiator.

Outside At the front is an enclosed lawned garden along with a block paved driveway that provides off road parking and in turn gives access to an integral garage. At the rear is an enclosed well appointed garden that enjoys a flagged patio that opens to a lawn with attractive mature shrub borders along with a decked and gravelled seating areas. In addition the home benefits from security lighting and an outside tap.

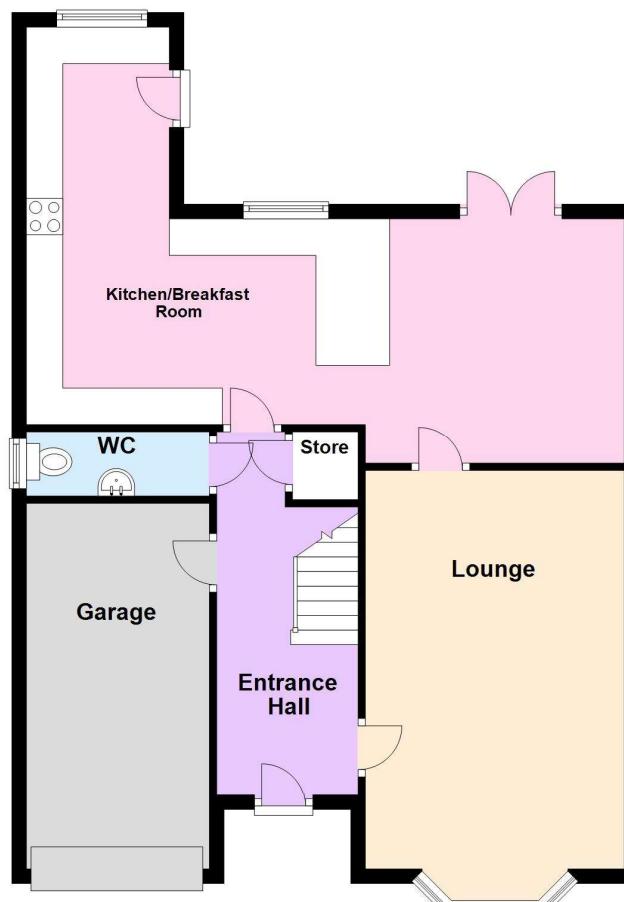


- Six bedroom, three storey detached home
- Open plan family dining kitchen
- Sought after location
- Driveway & garage
- Perfectly placed for a range of amenities
- Catchment for Wickersley Comprehensive School
- Attractive front & rear gardens
- Viewing is essential!

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 or 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.

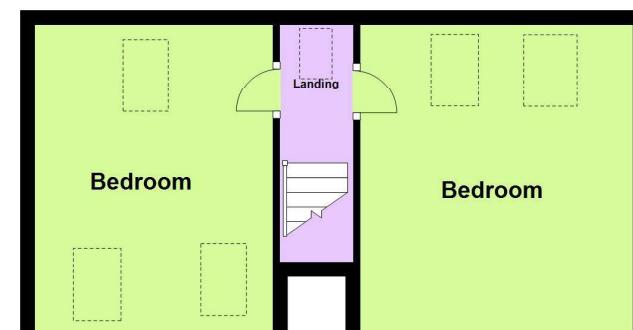
Ground Floor



First Floor



Second Floor



Total area: approx. 173.7 sq. metres (1869.5 sq. feet)

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