

Green Bank Drive, Sunnyside,  
Rotherham, South Yorkshire, S66  
Freehold

Asking Price: £450,000



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# Green Bank Drive, Sunnyside, Rotherham, South Yorkshire, S66

## A TRULY OUTSTANDING FAMILY HOME! FIVE BEDROOMS AND THREE BATHROOMS, SUPERB MASTER SUITE, OVER 2200 SQUARE FEET, ENCLOSED GARDENS AND DOUBLE GARAGE!

Occupying a sought after position upon this ever popular development a quite outstanding modern detached family home with extensive accommodation in excess of 2200 square feet with double garage in addition. Including central heating and double glazing, enclosed rear lawned garden enjoying size and privacy along with wide drive to the front with integral double garage. The rooms are impressive size and include to the ground floor entrance hall, cloakroom/wc, study/snug, lounge, dining room, breakfast kitchen and utility with five first floor bedrooms with two en suite and separate family bathroom. Short walk to shopping amenities upon the development and with easy reach of well regarded junior and senior schools including Wickersley school and also the M1 and M18 motorways. Viewing is an absolute must to appreciate both size and location!

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

**Cloakroom/WC** 1.90 x 0.85. With wc, wash basin, front window and towel rail/radiator. Fully tiled floor and walls.

**Lounge** 6.75 x 3.56. (Maximum measurements to bay) A huge living room with front bay window and focal fireplace with marble inlay, hearth and open flame gas fire.

**Dining Room** 3.93 x 3.58. With wood effect vinyl floor and double glazed French doors set to the rear bay area.

**Snug/Office** 3.27 x 2.95. A versatile room with rear window.

**Breakfast Kitchen** 5.02 x 4.39. (Maximum measurements 'L' shaped room) With a range of fitted units with roll edge work surfaces, sink with mixer tap and tiling to the sink and work surface area. Tiled floor, rear window and cooking appliances of gas hob with extractor and electric oven.

**Utility Room** 2.09 x 1.71. With double glazed rear door, rear window, fully tiled floor and plumbing for washer. Fitted storage units with work surfaces, stainless steel sink with mixer tap and tiling to the sink and work surface area.

**First Floor Landing** With cylinder cupboard and ladder access to the loft which is partially boarded.

**Master Bedroom** 5.58 x 4.60. With two front windows and laminate floor.

**Dressing Room** 2.40 x 2.20. With laminate floor and mirrored wardrobes either side.

**En Suite Bathroom** 2.35 x 1.70. With wc, wash basin and bath with shower and screen. Rear window, extractor fan and fully tiled floor and walls.

**Guest Bedroom Two** 4.66 x 3.56. With laminate floor and two front windows.

**En Suite Shower Room** 2.55 x 1.31. With wc, wash basin and corner shower enclosure with shower. Extractor fan and fully tiled floor and walls.

**Bedroom Three** 3.60 x 2.98. With rear window.

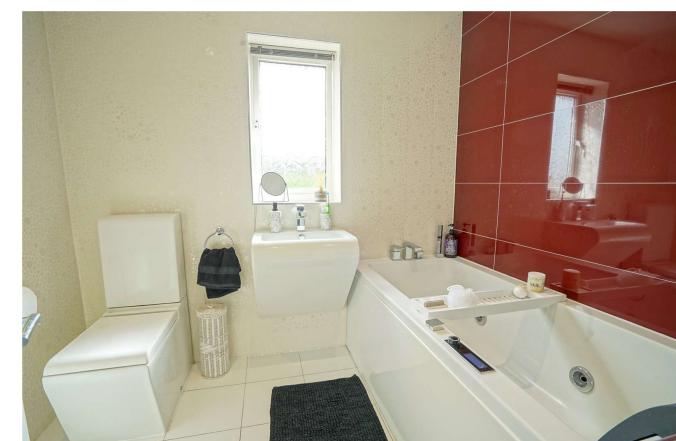
**Bedroom Four** 4.03 x 2.91. (Maximum measurements 'L' shaped room) With rear window.

**Bedroom Five** 2.71 x 2.16. With front window and laminate floor.

**Bathroom** 2.39 x 1.91. With suite comprising wc, wash basin, bidet and bath. Extractor fan, fully tiled floor and partial to walls.

**Outside** Enclosed lawned gardens to the rear which have a good degree of privacy, outside tap and paved patio area. There is gated pathway access to both sides one side being wider and housing the garden shed. To the front are further gardens with adjacent wide paved drive providing off road parking and access to the garage.

**Double Garage** 5.60 x 5.60. With light, power, two automated entry doors and boiler which provides the central heating.



- Superb modern detached home
- Five bedrooms and three bathrooms
- Over 2200 square feet plus double garage
- Central heating and double glazing
- Large enclosed rear garden
- Ample parking to the front

## 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



Total area: approx. 214.7 sq. metres (2311.3 sq. feet)

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