

Freehold

Asking Price: £300,000

Spinneyfield, Rotherham, South  
Yorkshire, S60



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# Spinneyfield, Rotherham, South Yorkshire, S60

## SUPERB FAMILY HOME, GREAT LOCATION, CORNER PLOT, FABULOUS GARDENS, DOUBLE GARAGE AND MUCH, MUCH MORE!

A quite outstanding extended three/four bedroom semi detached home within this ever popular and sought after location. Occupying a large corner plot with drive and double garage to the rear this fabulous home offers versatile accommodation of excellent extent particularly to the ground floor. With entrance hall, cloakroom/wc, lounge, separate dining room, breakfast kitchen and study/ potential fourth bedroom along with three first floor bedrooms and bathroom. Immaculate gardens to front, side and rear with wide drive providing off road parking and access to the double garage. Very well presented throughout and handily placed within easy reach of Sitwell and Oakwood schools, suburban shopping amenities and the M1 motorway which is within short drive. Must be viewed to appreciate the endless attributes offered by this immaculate home!

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

**Cloakroom/WC** 1.55 x 0.71. With wc, wash basin with tiling, extractor fan and tiled floor.

**Study/Bedroom Four** 3.59 x 2.45. This room can be used as either a study, snug or bedroom. Front bow window and double door shelved store cupboard.

**Lounge** 5.82 x 3.64. With front bow window and focal fire surround with marble inlay, hearth and open flame gas fire.

**Dining Room** 4.00 x 3.60. Forming part of the extension and with double glazed French doors opening to the rear.

**Breakfast Kitchen** 5.80 x 3.78. With an extensive range of light oak fitted units with roll edge work surfaces, one and a half bowl stainless steel sink with mixer tap and tiling to the sink and work surface area. Rear window and further square bay window, plumbing for washer and tiled effect vinyl floor. Appliances include electric hob with extractor, electric oven and grill and integrated dishwasher.

**First Floor Landing** With a range of gloss finish robes which incorporate airing area with radiator along with shelving and storage. Access to the loft which houses the combination gas boiler.

**Bedroom One** 3.66 x 3.63. With front window and a range of fitted furniture including wardrobes, dressing table, drawer units and bedside tables.

**Walk in Wardrobe** A large walk in wardrobe providing useful extra storage.

**Bedroom Two** 2.89 x 2.69. (Minimum measurements excluding door recess) With rear window and fitted wardrobes and drawer units/dressing table.

**Bedroom Three** 2.89 x 2.07. With front window and wardrobe.

**Shower Room** 2.70 x 1.85. With wc, wash basin set to a table surround with mirror and concealed cabinet over and double walk in shower area with thermostatic shower. Rear window, panelled radiator and full wall tiling.

**Outside** Very well maintained landscaped gardens to front side and rear with retaining walls, lawns, patio areas, outside lighting and tap. There is a wide tarmac drive (approached from Weetwood road which provides off road parking and access to the garage).

**Double Garage** 6.72 x 5.41. With light, power, rear access door and two automated entry doors. Loft storage area, external lighting and alarm (the house is also alarmed)



- Superb semi detached home
- Significantly extended
- Lovely corner plot gardens
- Central heating and double glazing
- Wide drive and double garage
- Large ground floor layout
- Sought after location
- Close to suburban shopping and M1

### 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. 119.5 sq. metres (1286.1 sq. feet)

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