

Freehold

Offers Over: £525,000

Bentfield Avenue, Rotherham, S60



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# Bentfield Avenue, Rotherham, S60

A four bedroom detached family home that boasts truly exceptional standards within and enjoys a large landscaped garden to the rear. The residence is perfectly located to access a range of amenities including Rotherham Hospital and the M1 motorway network at junction 33. The accommodation briefly comprises an entrance hallway, ground floor shower room, spacious lounge with bi fold doors, separate dining room, fitted breakfast kitchen, utility room and playroom. To the first floor is landing. The master bedroom is a genuine highlight and benefits from an en-suite shower room and balcony that overlooks the grounds to the rear. In addition there are three further bedrooms and a family bathroom. Outside, ample off road parking is provided by a dual entrance, drive on/off driveway along with a single garage. Viewing is essential to fully appreciate the accommodation on offer. Call Lincoln Ralph today!

**Entrance Hall** Front facing composite entrance door, coat cupboard and a radiator. Stairs rise to the first floor landing and doors open to the shower room, lounge, dining room and kitchen.

**Shower Room** 2.19 x 1.78. (The latter measurement increases to 2.02) An attractively presented room that is fitted with a white suite comprising a shower enclosure with monsoon head, vanity wash hand basin and a low flush WC. There is tiling to the walls and floor, downlights to the ceiling, designer radiator along with a front facing UPVC double glazed window and a radiator. **Lounge** 7.80 x 4.37. A spacious and well presented room that has a multi fuel stove set beneath and wood mantle to the chimney breast recess and slate hearth. Having coving and downlights to the ceiling, two side facing UPVC double glazed windows and a radiator along with rear facing double glazed bi folding doors. Double glass panelled doors open to the dining room. **Dining Room** 7.07 x 3.22. (The latter measurement reduces to 3.15) Having coving to the ceiling, rear facing UPVC double glazed window and a radiator. A door opens to a lobby.

**Lobby** Doorways open to the utility room and playroom.

**Utility Room** 2.85 x 2.29. (The first measurement is the maximum measurement) Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. Having tiling to splashback height and to the floor, space for fridge freezer and plumbing for a washing machine. In addition there is a double glazed skylight, designer radiator and a door opens to the garage.

**Play Room** 2.70 x 2.66. Rear facing UPVC double glazed window and a radiator. A side facing entrance door open to the rear garden. **Breakfast Kitchen** 4.24 x 2.99. A beautifully appointed kitchen that is fitted with a range of wall mounted and base level units with granite work surfaces incorporating a sunken one and a half bowl sink unit with mixer tap. There is an integrated four ring, eight zone induction hob, built in Bosch double electric oven, integrated microwave, fridge freezer and dishwasher. Having tiling to splashback height, downlights to the ceiling, pantry cupboard, front and side facing UPVC double glazed windows and a radiator. A side facing double glazed entrance door gives access to one side of the property.

**Landing** Having loft access, designer radiator and a front facing UPVC double glazed window.

**Master Bedroom** 4.99 x 3.88. A genuine highlight of the accommodation is this master bedroom with built in wardrobes, designer radiator along with rear facing UPVC double glazed French doors that open to the balcony. A door opens to the en-suite shower room.

**En-Suite Shower Room** 2.65 x 1.65. Fitted with a white suite comprising a shower enclosure with Mira, Bluetooth operated shower with monsoon head, low flush WC and a vanity wash hand basin with heated vanity mirror over that incorporates Bluetooth operated speakers and shaver point. Having tiling to the walls and floor, downlights to the ceiling, under floor heating, extractor fan and a side facing UPVC double glazed window.

**Bedroom 2** 3.86 x 3.14. Rear facing UPVC double glazed window and a radiator.

**Bedroom 3** 2.85 x 2.15. Side facing UPVC double glazed window and a radiator.

**Bedroom 4** 4.10 x 2.06. (The latter measurement reduces to 1.82) Two front facing UPVC double glazed windows and a radiator.

**Family Bathroom** 2.26 x 1.66. Fitted with a white suite comprising a panelled bath with shower attachment, low flush WC and a vanity wash hand basin. Having complimentary tiling to the walls and floor, downlights to the ceiling, two side facing UPVC double glazed windows and a heated towel rail.

**Attic** 7.50 x 2.66. Two double glazed skylights.

**Outside** To the front is a brick boundary wall with a dual entrance, drive on/off driveway that provides ample off road parking and in turn gives access to the garage. At the rear is a beautifully appointed garden with a raised decked seating area with steps descending to a large lawned garden with mature trees and shrubs borders along with a flagged seating area.

**Garage** Remote entry door, power and lighting. The garage also benefits from hot and cold water supply.



- Four bedroom detached home
- Exceptional standards within
- Versatile accommodation
- Sought after location
- Master bedroom with en-suite and balcony
- Large landscaped rear garden
- Driveway and garage
- Viewing is essential.

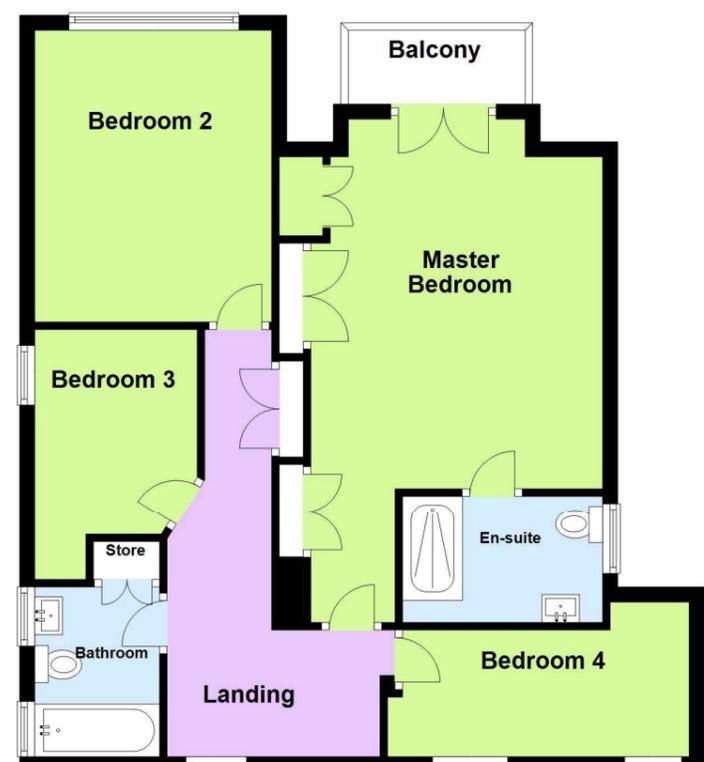
## Disclaimer

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 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



This plan is used for illustration purposes only  
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