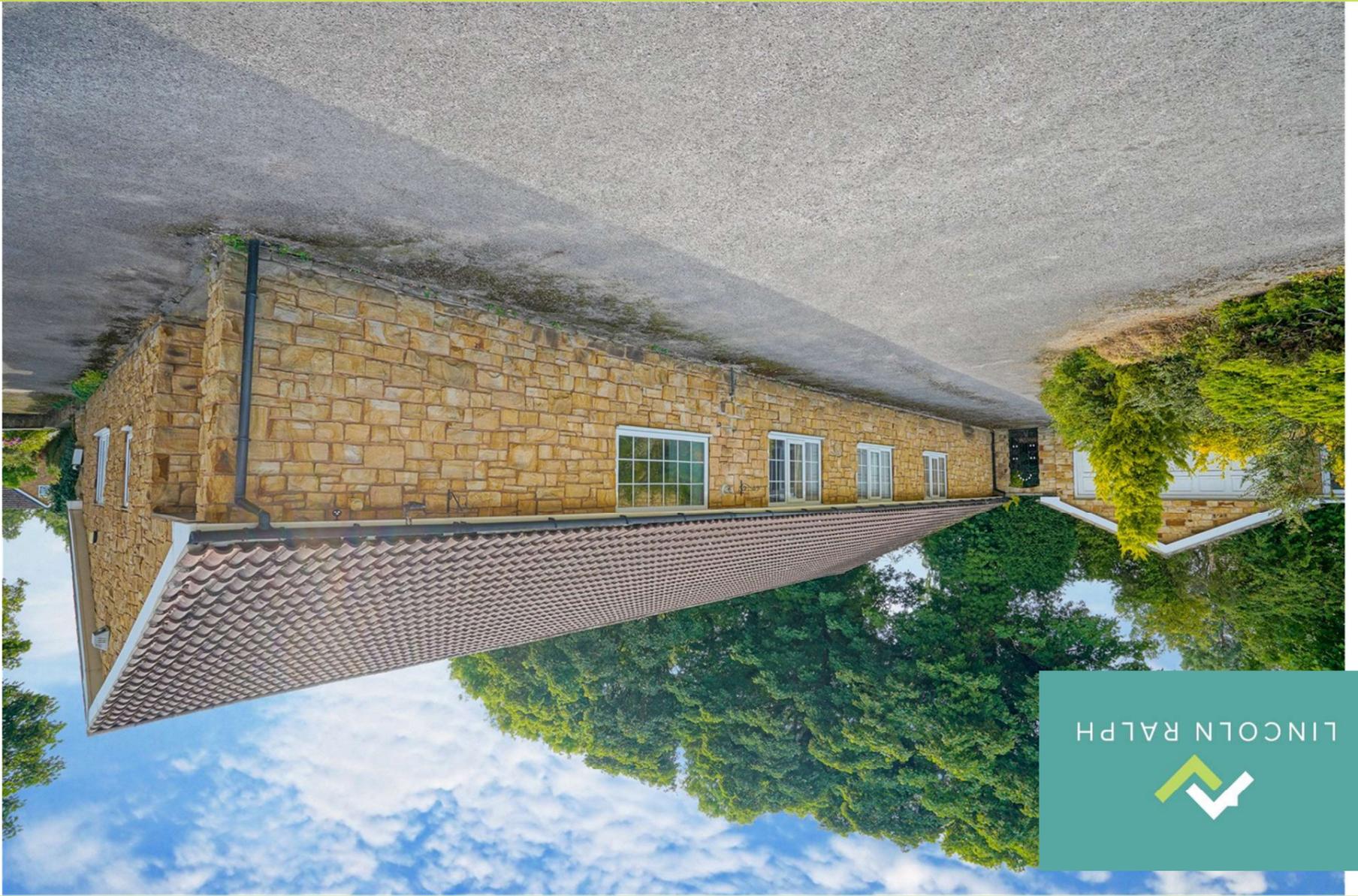


Freehold

Asking Price: £645,000

Woodland Close, Wickersley,
Rotherham, South Yorkshire, S66



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HUGE DETACHED BUNGALOW, FABULOUS PRIVATE ROAD LOCATION, OVER THIRD OF AN ACRE PLOT, OVER 2300 SQUARE FEET PLUS DOUBLE AND SINGLE GARAGES, AN ABSOLUTE MUST VIEW!

Occupying this tranquil secluded private road location a substantial detached bungalow that stands within grounds extending to over a third of an acre. With five bedrooms and two bathrooms the bungalow has three reception rooms, fitted breakfast kitchen, entrance hall, cloakroom/wc and utility room. Set within beautiful mature gardens which also incorporate part of the original quarry which provides a unique haven for nature and potential to create an outstanding outdoor area for privacy and interest. Ample parking is provided by the long wide drive and there are two garages, one a detached double along with an integral single. Despite the secluded location the property is within easy reach of comprehensive amenities within the village, the M1 and M18 motorways and very well regarded junior and senior schools. Open countryside is within a short walk allowing for something of a dog walkers paradise. So much potential both inside and outside, this is an incredible family home

Front Entrance Hall With double glazed front door and continuing to the inner hall.

Cloakroom/WC 1.92 x 1.00. With wc, wash basin, extractor fan and fully tiled walls.

Breakfast Kitchen 5.22 x 3.75. With a comprehensive range of units with breakfast bar and work surfaces, one and a half bowl sink with mixer tap and tiling to the sink and work surface area. Front window, double glazed external door to the front and integrated appliance of fridge freezer, dishwasher, electric hob with extractor and double electric oven and microwave.

Breakfast Room 3.34 x 2.80. Open plan to the breakfast kitchen and providing access to the sitting and utility rooms.

Utility Room 3.46 x 2.08. With side window, plumbing for washer, tiled floor, stainless steel sink with mixer tap and storage beneath and access door to the integral single garage.

Sitting Room 5.30 x 3.46. With front and side windows.

Lounge 8.12 x 4.65. (Maximum measurements)

A large living room with front bow window and double glazed patio doors to the side. Full height stone fireplace with open flame gas fire.

Master Bedroom 5.48 x 4.65. With side window and a range of fitted wardrobes to one wall. Access to the family bathroom.

Bedroom Two 4.75 x 2.80. With rear window, laminate floor and access to the wet room.

En Suite Wet Room 2.97 x 1.59. With fully tiled floor and walls, wc, wash basin, electric shower, shaver point, extractor fan and towel rail/radiator. (no window)

Bedroom Three 3.73 x 3.37. With rear window and laminate floor.

Bedroom Four 3.73 x 3.48. With rear window and laminate floor.

Bedroom Five 4.85 x 3.47. With side window.

Family Bathroom 4.33 x 3.00. With wc, wash basin, corner bath with mixer shower and shower enclosure with shower. Two extractor fans, extensive wall tiling and access doors to the master bedroom and inner hall.

Outside There are garden areas to all sides of the bungalow which are well stocked and mature in nature. There are lawns, trees and shrubs, garden pond and greenhouse. To the rear is a wide and long drive providing extensive off road parking and access to the double garage and adjoining store. The access to the integral single garage is direct from the private road. To the side of the property the gardens continue continuation into part the original quarry which forms a delightful natural area that could be landscaped to provide a secluded and private haven.

Double Garage 5.37 x 5.13. With automated entry door, light, power, double glazed access door to side and access door to the store room.

Adjoining Store Room 3.96 x 2.79. With double glazed door to the front and light.

Integral Single Garage 5.92 x 2.76. With up and over entry door, light, power, loft access, gas boiler and access door to the utility room.

NOTES The boundaries of the property include the part of the private road which is in front of the bungalow and which forms part of the title. The stated size of the plot at approximately 0.4 acres includes this part of the road, the garden area to the other side of the road and also the area of the old quarry.



- Large detached bungalow
- Tranquil yet convenient location
- Five bedrooms and two bathrooms
- Central heating and double glazing
- 0.4 acre total plot
- Over 2300 square feet
- Double and single garages
- No upward chain

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



Total area: approx. 232.2 sq. metres (2499.5 sq. feet)

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