



The Paddocks, Ravenfield, Rotherham, South Yorkshire, S65

EXCEPTIONAL FAMILY HOME! CUL DE SAC LOCATION, SUPERBLY APPOINTED THROUGHOUT, FOUR BEDROOMS AND TWO BATHROOMS, AN ABSOLUTE MUST VIEW!

Within this prestigious cul de sac position a quite exceptional four bedroom, two bathroom semi detached home which has outstanding interior fitting throughout and a wealth of accommodation arranged over three floors. Including central heating and double glazing along with south facing rear gardens and drive and garage to the front this superb modern home is an absolute must view offered with no upward chain. Entrance hall, cloakroom/wc and family dining kitchen to the ground floor with lounge, two bedrooms and bathroom to the first floor. The top floor has two further bedrooms and separate shower room. Close to local amenities within the village and within short drive of nearby Wickersley and the M18/M1 motorways making this an ideally placed home within this ever popular and sought after location!

Entrance Hall With double glazed front door, Karndean floor, cloaks cupboard, access door to the garage and stairs rising to the first floor.

Cloakroom/WC With wc and wash basin with vanity beneath. Side window, extractor fan and Karndean floor.

Family Dining Kitchen 5.45 x 4.58. (Maximum measurements)

With an extensive range of gloss finish units with granite tops and upstands. Karndean floor, one and a half bowl sink with mixer tap, rear window and double glazed French doors to the rear garden. Concealed gas boiler. integrated dishwasher and Neff appliances of four ring gas hob and double electric oven.

First Floor Landing With side window, oak balustrade and oak staircase rising to the top floor.

Lounge 4.24 x 3.46. With front window and focal fire surround with inset log feature electric fire.

Bedroom Three 3.35 x 3.21. (Maximum measurements) With rear window and double door wardrobes.

Bedroom Four 2.67 x 2.11. (Measurements excluding door recess) With rear window.

Bathroom 2.01 x 1.67. A beautifully appointed bathroom with suite in white comprising wc, wash basin with vanity beneath and bath with monsoon head shower and screen. Fully tiled floor and walls, extractor fan and towel rail/radiator.

Top Floor Landing With side window and pressurized cylinder cupboard.

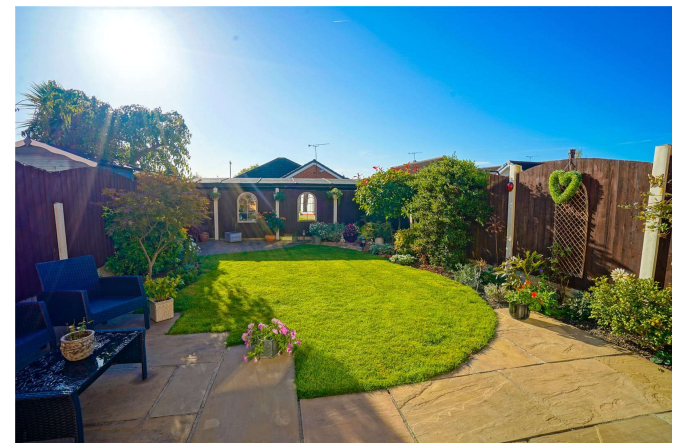
Bedroom Two 3.27 x 3.13. With rear Velux window, eaves storage and wood effect vinyl floor.

Bedroom One 4.43 x 3.28. (Maximum measurements to dormer) With front dormer window.

Shower Room 2.10 x 1.75. With wc, wash basin with vanity beneath and corner shower enclosure with monsoon head shower. Rear Velux window, towel rail/radiator, shaver point and fully tiled floor with majority to walls.

Outside To the front of the house is a 'side by side' block paved drive providing off road parking and access to the garage. To the side is a shared paved path providing front to rear access. To the rear are lovely private enclosed gardens with southerly aspect, York stone patio, lawns and shrub/flower beds. Outside tap and lighting.

Integral Garage 5.50 x 2.58. With roller entry door, light, power, plumbing for washer and access door back to the entrance hall.



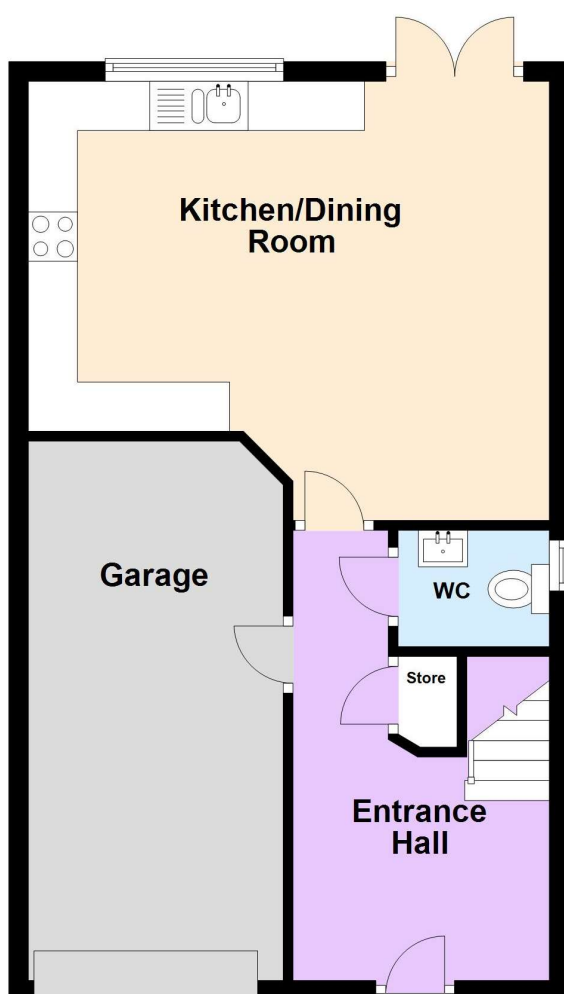
- Superbly appointed family home
- Cul de sac location
- Accommodation over three floors
- Central heating and double glazing
- Four bedrooms and two bathrooms
- South facing rear garden
- Drive and garage
- No upward chain

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.

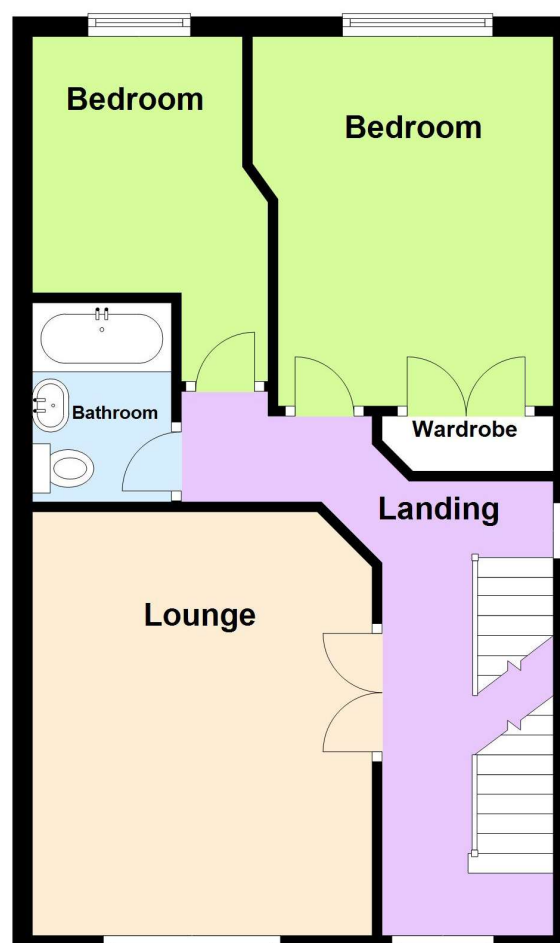
Ground Floor

Approx. 48.5 sq. metres (522.4 sq. feet)



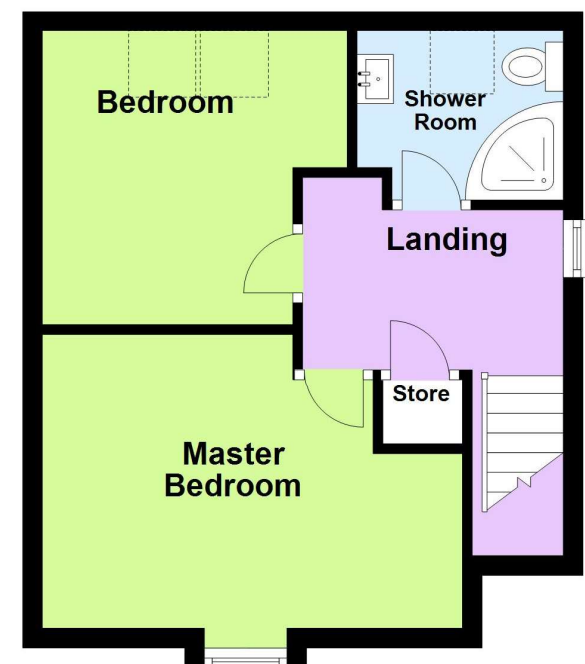
First Floor

Approx. 49.0 sq. metres (527.7 sq. feet)



Second Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 134.0 sq. metres (1442.8 sq. feet)

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