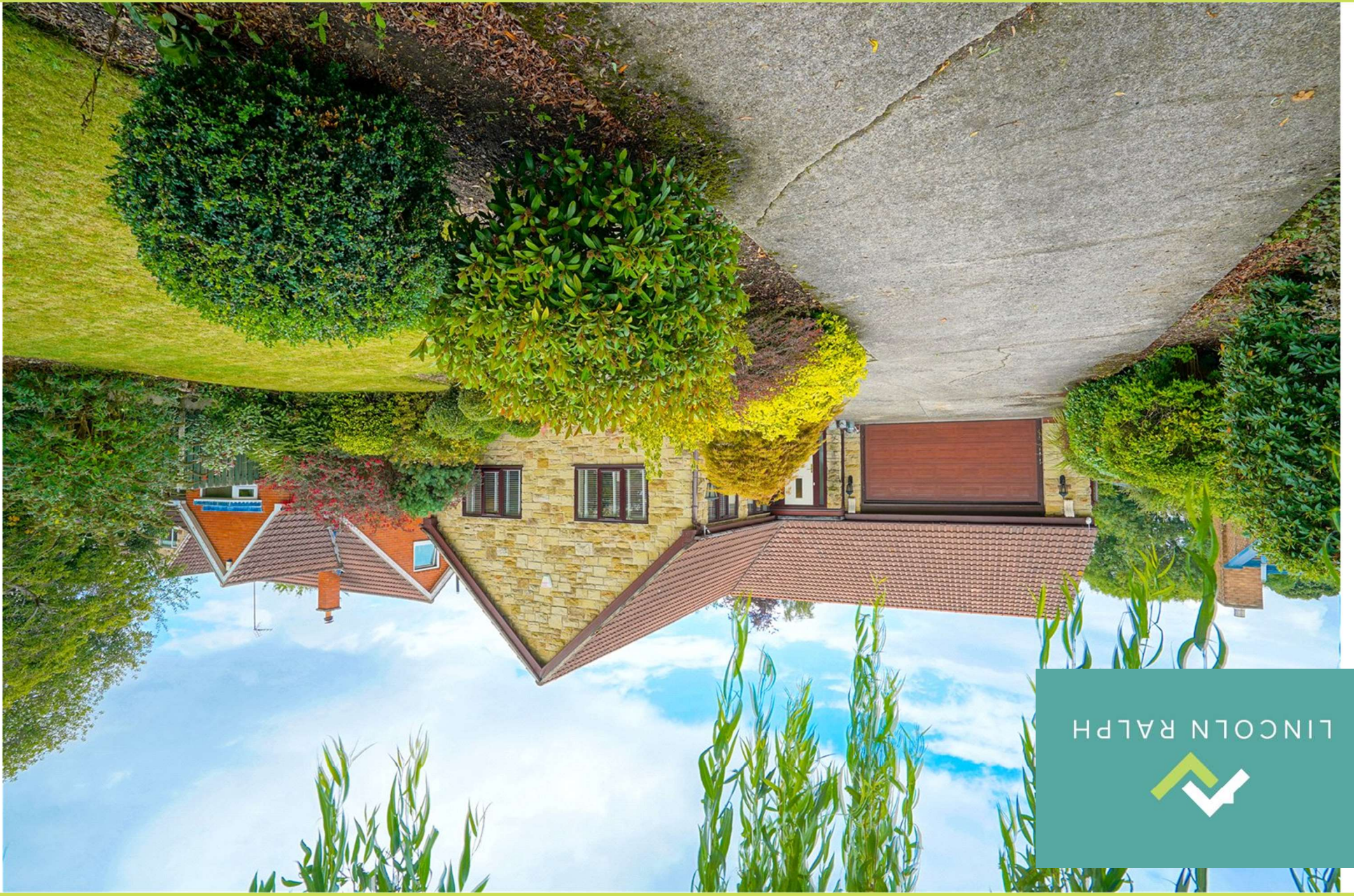


Offers in excess of: £550,000  
Freehold

Poplar Glade, Wickersley,  
Rotherham, South Yorkshire, S66



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# Poplar Glade, Wickersley, Rotherham, South Yorkshire, S66

## SUPERB LOCATION, QUARTER OF AN ACRE PLOT, OVER 2200 SQUARE FEET INCLUDING GARAGE, FOUR BEDROOMS, FABULOUS GARDENS AND MUCH, MUCH MORE!

A quite outstanding detached bungalow which occupies an enviable cul de sac position close to the village centre. This superb home stands within a quarter of an acre plot and offers versatile accommodation of excellent extent and appointments throughout. With central heating, double glazing, gardens front and rear along with long drive and double garage and within short walk of local sought after junior and senior schools. Accommodation comprises, entrance porch and hall, large lounge, separate dining room, conservatory and fitted open plan breakfast kitchen with adjacent cloakroom/wc. In addition there is a family room/snug, music room, family bathroom and four bedrooms with master en-suite. So conveniently placed just a hop, skip and a jump from the village centre and short drive to both the M18 and M1 motorways. An absolute must view!

**Entrance Porch** With composite double glazed front door.

**Entrance Hall** With single glazed inner door (to porch), laminate floor, and access door to the garage.

**Lounge** 7.54 x 4.80. A huge, impressive living room the focal point being the marble fireplace with inset contemporary log effect living flame gas fire. Double glazed patio doors lead into the conservatory.

**Dining Room** 3.44 x 2.88. With rear window and laminate floor.

**Conservatory** 5.67 x 2.50. (Maximum measurements to windows)

A beautiful room overlooking the rear gardens. Ceiling fan, laminate floor and double glazed French doors opening to the patio.

**Breakfast Kitchen** 5.30 x 3.83. Totally remodelled by the present owners to create a lovely open plan room with an extensive range of fitted with oak work surfaces and upstands, one and a half bowl enamel sink with mixer tap and island/breakfast table. Appliances include electric hob and double oven, combination microwave, wine cooler, integrated dishwasher, fridge and freezer. Wine racking, laminate floor, side and rear windows and double glazed door leading to the side entrance porch.

**Cloakroom/WC** 2.13 x 0.91. With wc, wash basin, towel rail/radiator, side window and half wall tiling.

**Side Entrance Porch** 1.65 x 1.28. With double glazed external doors to front and rear.

**Snug** 5.81 x 1.91. A versatile room with side and rear windows.

**Utility Room** 3.12 x 1.74. With laminate floor, extractor fan and plumbing for washer. Wall mounted electric radiator, oak effect work top and storage cupboard above.

**Inner Hall** With access to the loft via aluminium ladder. The loft has a light and is part boarded.

**Master Bedroom** 4.07 x 3.44. (Maximum measurements including door recess)

With side window.

**En Suite Shower Room** 2.80 x 1.66. With wc, wash basin with vanity beneath and shower area with monsoon head shower and glass screen. Fully tiled floor and partial to walls, towel rail/radiator, extractor fan, shaver point and side window.

**Bedroom Two** 3.76 x 2.70. With front and side windows.

**Bedroom Three** 3.05 x 3.04. With side window and double door wardrobe.

**Bedroom Four** 2.77 x 2.54. (Maximum measurements through wardrobes)

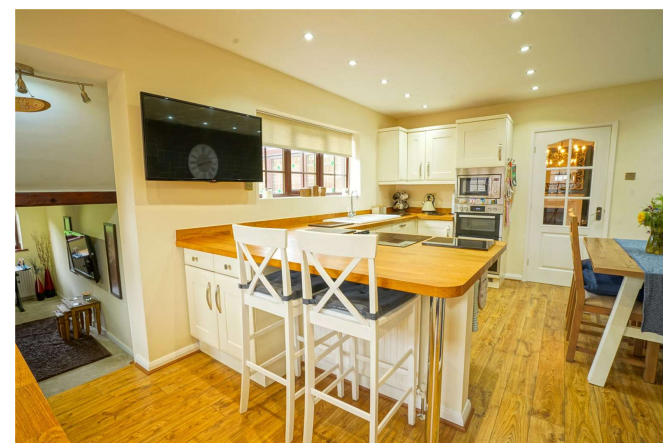
With front windows and mirror wardrobes to one wall.

**Bathroom** 3.66 x 1.65. A very well-appointed bathroom with suite comprising wc, wash basin with vanity beneath, bath and shower area with thermostatic shower and sliding screen. Side window, towel rail/radiator and majority wall tiling.

**Outside** The gardens are a true delight with the total plot extending to in excess of a quarter of an acre. To the front is a boundary stone wall with decorative ironwork and adjacent large iron gates providing entry to the long drive.

There are lawned gardens with shrub borders, upright gas lamp light feature, further coach lights and hexagonal paving directly in front of the bungalow. To the rear are extensive lawned gardens which enjoy a high degree of privacy with screening conifer hedges to three sides. The gardens are beautiful and include a wide variety of shrubs, mature trees, stone walled patio and pergola with mature Wisteria covering, focal stone water feature, greenhouse and shed. External security lighting and decorative stone gated path allowing front to rear access from the eastern elevation and also to the western elevation via the side porch.

**Double Garage** 5.86 x 5.50. With light, power and automated entry door.



- Superb detached bungalow
- Cul de sac location
- Fabulous quarter acre plot
- Central heating and double glazing
- Four bedrooms with master en suite
- Beautiful rear garden
- Close to village centre, sought after schools, M18 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.

