

Freehold
Asking Price: £1,100,000

Marcliff Lane, Wickersley,
Rotherham, S66



LINCOLN RALPH



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With the highest level of internal specification and set within beautiful secluded grounds with private lane approach a quite outstanding detached house where the current owners have created a home not only of superb contemporary internal finishes but which maintains the character of this highly sought after location. Including six bedrooms, three bathrooms, bespoke aluminium double glazing and oil central heating along with quarter acre grounds within this mature woodland environment. The location affords catchment for very well regarded junior and senior schools along with close proximity to an array of amenities within the village and the M1/M18 motorway network which is within short drive. No written description can do justice to this immaculate home and we would advise any serious buyer to undertake a thorough viewing to appreciate the many, many attributes on offer.

Reception Hall 4.05 x 3.64. A grand entrance with oak external door, engineered oak floor and oak and glass staircase rising to the first floor with feature exposed brickwork. **Cloakroom/WC** 2.66 x 1.55. By Porcelanosa comprising wc, dual wash basins to a table surround, tiled floor and partial to walls. Twin front windows, towel/radiator, downlights and extractor fan. **Lounge** 8.84 x 6.11. (Maximum measurements)

A beautiful, light, airy and large living room with hand brushed oak flooring and focal point of a Bath stone fireplace with log burning stove. The room incorporates a sitting area overlooking the rear garden which has external door to the rear and adjacent matching tall windows providing plenty of natural light from the southerly aspect. **Sitting Room** 6.47 x 3.92.

Offering versatile use a second reception room with front aspect and a range of fitted wall robes. **Dining Kitchen** 10.20 x 4.16. (Minimum measurements widening to 5.10 at the maximum point)

By Porcelanosa a quite superbly equipped room which benefits from light flooding in from the bi-fold doors which are set to a bay area. There are an extensive range of wood grain and matt finish contemporary units comprising wall, base, drawer and upright units with Corian work surfaces, central island incorporating breakfast bar, double bowl sink with mixer tap and glass upstands to the sink and work surface area. Downlights to ceiling, Porcelanosa tiled floor and an array of appliances comprising fridge, freezer, induction hob with bespoke curved extractor over and double electric ovens by Miele. **Orangery** 5.05 x 2.82. Having a feature atrium roof light, under floor heating, side and rear facing double glazed windows with double glazed sliding doors opening to the rear garden. **Utility Room** 3.92 x 2.19. With a range of woodgrain fitted units with Corian tops, stainless steel sink and tiled upstands. Downlights to ceiling, plumbing for washer and Worcester oil boiler. **First Floor Landing** With downlights to ceiling. **Master Bedroom** 5.19 x 4.26. (Maximum measurements)

With pitched ceiling and dormer window to the front. There are an extensive range of fitted wardrobes and drawer unit with marble top. **En Suite Bathroom** 3.38 x 2.63. By Porcelanosa and comprising wc, double bowl wash basin set to a table surround and free standing bath with mixer shower. Downlights to ceiling, fully tiled floor, partial tiling to walls and sanitary fittings by Hudson Reed. **Bedroom Two** 4.07 x 2.93. With side aspect. **Bedroom Three** 3.32 x 3.07. With rear aspect.

Bedroom Six/Study 2.85 x 2.35. With front aspect. **Principal Bathroom** 3.03 x 2.53. By Porcelanosa and comprising wc, oval wash basin set to a marble top dressing table and free standing bath. Shower enclosure with electric shower, fully tiled floor and walls and sanitary fittings by Hudson and Reed. **Inner Landing** With oak and glass staircase rising to the top floor. Under stairs store cupboard. **Bedroom Four** 5.13 x 3.69. (Maximum measurements)

An 'L' shaped room with part pitched ceiling and recess computer/study area. **Bathroom (II)** 3.61 x 2.79. With suite comprising wc, wash basin with drawers beneath and free standing bath with monsoon head electric shower with hand attachment. Rear dormer window, cylindrical towel rail and fully tiled floor and walls. **Bedroom Five** 6.50 x 2.30. Again a versatile room with three roof light windows and eaves storage. **Outside** The property is approached over a private lane and is set adjoining private woodland which provides for a tranquil, private and secluded environment. The grounds extend to approximately 0.28 acres with formal gardens, driveway, large detached garage and a range of garden buildings. The main garden area is laid to lawn with screening mature laurel hedging to the boundaries providing a high degree of privacy along with walled beds, York stone patio areas, lighting, power and hot and cold water supply. The gardens also host a superb pergola area (3.77 x 3.24) with glass and timber screening, stone paved floor and adjoining dry river bed feature with ornamental bridge. Also outdoor kitchen located close to an external power point. The extensive drive is approached from secure automated gated entry and provides ample parking and access to the garage.

Garden Room 6.57 x 4.64. (Maximum measurements) With double glazed external door and full height windows incorporating patio doors. This is another versatile room currently used as a gymnasium. The oil tank and further store area are located to the rear of the garden room. **Detached Garage** 6.29 x 5.00. With automated entry door, light, power and loft store room.

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- Magnificent family home
- Secluded woodland location
- Five bedrooms and three bathrooms
- Quarter acre plot
- Beautiful private gardens with garden room
- Ample parking and large garage
- Private lane approach
- Close to village amenities and motorway network

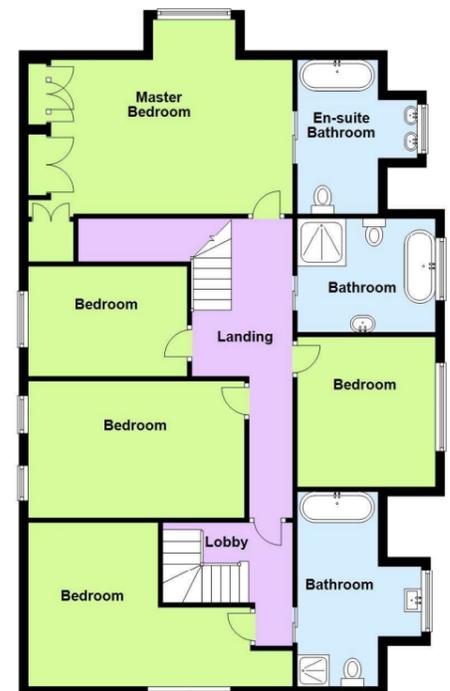
Disclaimer

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.

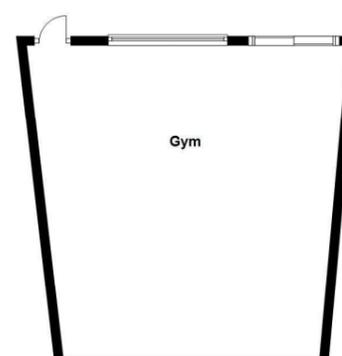
Ground Floor



First Floor



Second Floor



Total area: approx. 325.9 sq. metres (3508.4 sq. feet)
This plan is used for illustration purposes only
Plan produced using PlanUp.