

Freehold

Asking Price: £530,000

Weavers Chase, Wickersley,  
Rotherham, South Yorkshire, S66



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# Weavers Chase, Wickersley, Rotherham, South Yorkshire, S66

## SUPERB LOCATION, IMMACULATE STANDARDS THROUGHOUT, FOUR BEDROOMS AND TWO BATHROOMS, LOVELY GARDENS, DRIVE AND GARAGE, FABULOUS AMENITIES ON THE DOORSTEP!

Located upon this prestigious and exclusive modern cul de sac development a superbly appointed four bedroom, two bathroom detached family home. Including central heating and double glazing, bi-folds to two rooms, lovely enclosed rear garden, drive and detached garage this immaculate home is situated within walking distance of comprehensive amenities within the village centre along with countryside walks and short drive to both the M18 and M1 motorways. Entrance hall, cloakroom/wc, study, lounge, dining kitchen and utility to the ground floor with four first floor bedrooms including master en suite and family bathroom. An absolute must view!

**Entrance Hall** With composite front door, tiled floor, understairs storage and stairs rising to the first floor.

**Cloakroom/WC** 1.61 x 1.39. With wc, wash basin, side window, extractor fan and fully tiled floor and walls.

**Lounge** 6.27 x 4.07. (Minimum measurements excluding bay) With front bay window and bi-folds doors to the rear.

**Study** 2.82 x 2.44. With front and side windows.

**Dining Kitchen** 5.77 x 5.63. With a range of fitted light grey shade shaker style units with granite tops and splashbacks. One and a half bowl stainless steel sink with mixer tap, fully tiled floor, side bay window, concealed gas boiler and bi-fold doors to the side. Integrated appliances comprise fridge freezer, dishwasher, five ring gas hob with extractor hood and electric oven.

**Utility/Boot Room** 2.16 x 1.61. With composite rear door, units with granite tops, wine fridge, fully tiled floor, extractor fan and plumbing for washer.

**First Floor Landing** With loft access and built in wardrobe.

**Master Bedroom** 3.65 x 3.56. (Minimum measurements excluding long doorway recess) With front and side windows.

**Dressing Room** 2.24 x 1.49. With rear window and double door wardrobe.

**En Suite Shower Room** 2.46 x 2.08. With wc, wash basin with drawer below and walk in shower area with glass screen and monsoon head shower. Fully tiled floor and majority to walls, extractor fan, towel rail/radiator and shaver point.

**Bedroom Two** 3.49 x 3.42. With front window.

**Bedroom Three** 4.05 x 2.90. With front and side windows.

**Bedroom Four** 3.56 x 2.70. With rear window.

**Bathroom** 3.91 x 2.02. With suite comprising wc, wash basin, bath and shower enclosure with monsoon head shower. Front window, fully tiled floor and walls, extractor fan and towel rail/radiator.

**Outside** To the rear of the house are attractive enclosed gardens, artificial grassed lawn, stone walls, paved patio and path and outside lighting. There are shrub verges to the front with entrance path and adjacent driveway providing off road parking and access to the garage. Paved path to the side with outside tap.

**Garage** 6.00 x 3.00. A detached garage with automated entry door, light and power.



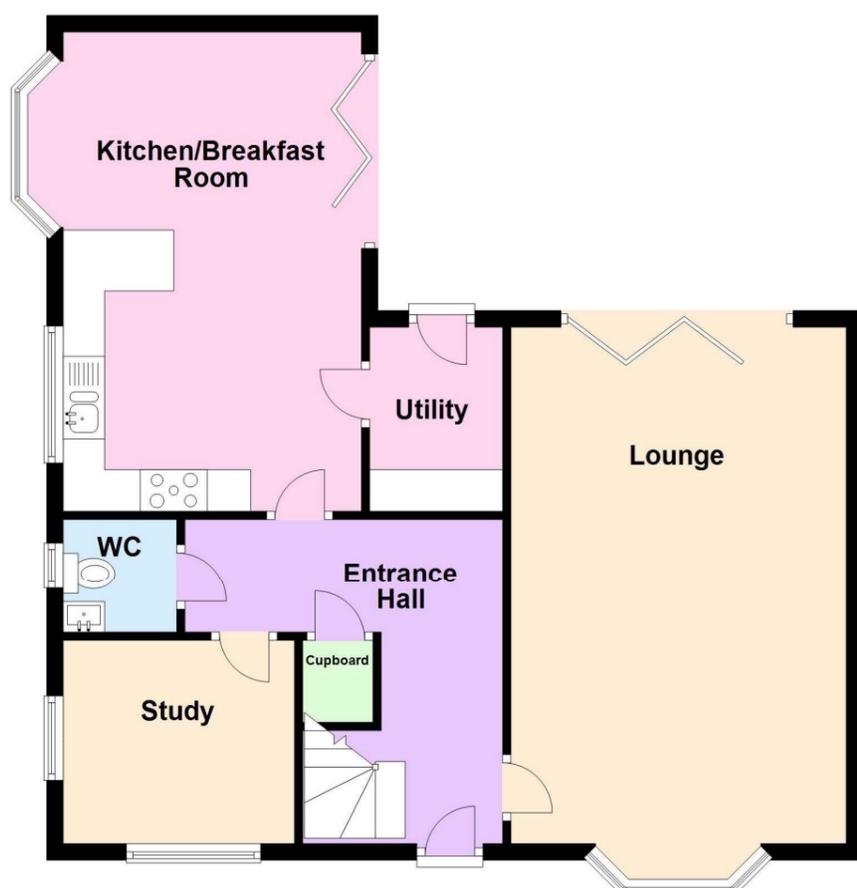
- Exclusive cul de sac development
- Premier location
- Four bedrooms and two bathrooms
- Lovely gardens, drive and garage
- Superbly appointed throughout
- Bi-folds to lounge and kitchen
- Close to village centre and motorway

### 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.

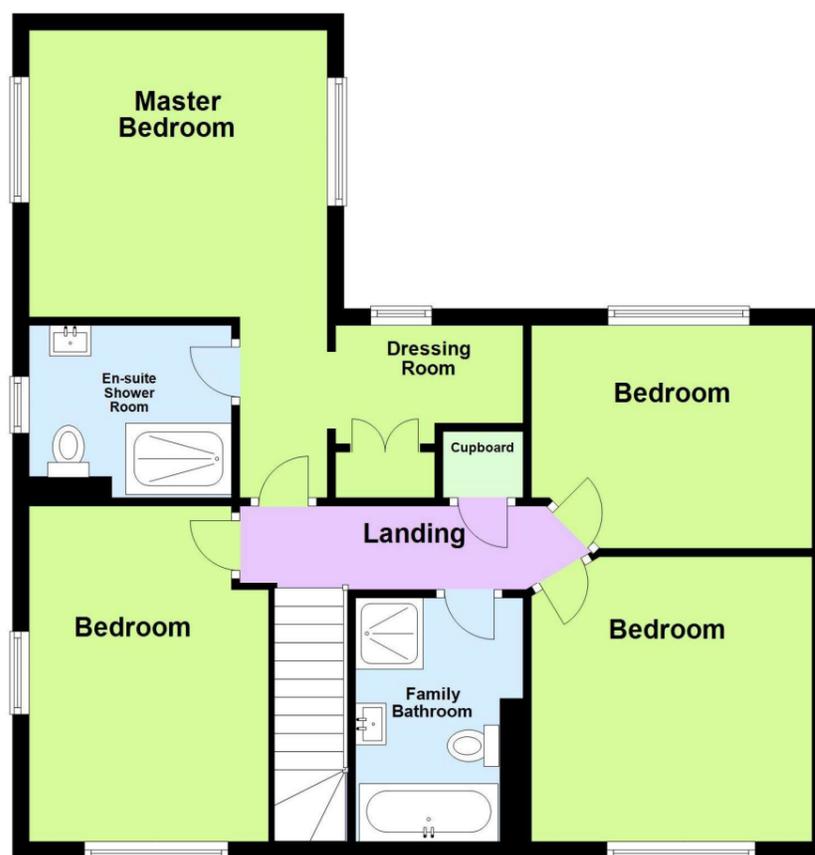
### Ground Floor

Approx. 72.7 sq. metres (782.5 sq. feet)



### First Floor

Approx. 72.0 sq. metres (775.2 sq. feet)



Total area: approx. 144.7 sq. metres (1557.8 sq. feet)

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