

Quarry Bank, Watch-upon-Dearne,
Rotherham, South Yorkshire, S63

Freehold
Asking Price: £350,000



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Quarry Bank, Wath-upon-Dearne, Rotherham, South Yorkshire, S62

A FABULOUS FOUR BEDROOM DETACHED FAMILY HOME WITH OPEN ASPECT TO THE REAR IN THE IS EVER SOUGHT AFTRE CUL DE SAC POSITION.

This fabulous four bedroom detached home offers family sized accommodation and boasts excellent standards throughout. The residence is located within a cul de sac upon this ever sought after development and enjoys an open aspect to the rear. It's convenient position allows access to Rotherham, Wath and Barnsley via the Dearne Valley Parkway that in turn leads to the Cortonwood Retail Park and the M1 motorway network. The spacious accommodation briefly comprises and entrance hallway, ground floor WC, bay windowed lounge, breakfast kitchen, utility room, dining room and sun lounge. To the first floor is a landing, master bedroom with en-suite shower room, three further bedrooms and a stunning family bathroom. Outside, off road parking is provided by a driveway and garage and there are well tended gardens to the front and rear. Viewing is essential! Call Lincoln Ralph today!

Entrance Hall Front facing UPVC double glazed entrance door, coat cupboard and a radiator. Stairs rise to the first floor landing and doors open to the lounge, kitchen, WC and garage.

Lounge 4.85 x 3.57. A well presented room with a feature fire surround having a hearth and back incorporating modern electric fire. There is a front facing UPVC double glazed bay window along with a radiator.

WC Fitted with a white low flush WC and a wash hand basin with tiling to splashback height and a radiator.

Kitchen Breakfast Room 5.37 x 2.49. (The first measurement reduces to 3.57 and the latter increases to 3.30) Fitted with a range of wall mounted and base level units with granite work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated five ring gas hob with extractor hood over, built in double electric oven and space for an American style fridge freezer. Having tiling to splashback height and to the floor, downlights to the ceiling, rear facing UPVC double glazed window and a radiator. Doors open to the utility room and sun lounge. The room is open plan to the dining room.

Utility Room 2.91 x 1.26. Fitted with wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. Having tiling to splashback height and to the floor, plumbing for a washing machine, side facing UPVC double glazed window and a radiator.

Dining Room 3.62 x 2.28. Rear facing UPVC double glazed French doors, storage cupboard and wood effect laminate flooring.

Sun Lounge 4.26 x 3.26. (The first measurement reduces to 2.84) A pleasant room that floods with natural light. Having downlights to the ceiling, side and rear facing UPVC double glazed windows, tiling to the floor and a double glazed skylight. A UPVC double glazed entrance door opens to the rear garden.

Landing Side facing UPVC double glazed window. Doors open to the bedrooms and bathroom.

Master Bedroom 4.12 x 4.12. A spacious bedroom with built in wardrobes, front facing UPVC double glazed bay window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 1.84 x 1.71. (The latter measurement increases to 3.11) Fitted with a white suite comprising a shower enclosure, low flush WC and a wash hand basin. Having tiling to splashback height, downlights to the ceiling, side facing UPVC double glazed window and a radiator.

Bedroom 2 3.37 x 3.21. Front facing UPVC double glazed window, built in wardrobe and a radiator.

Bedroom 3 2.61 x 2.45. (The latter measurement increases to 3.58) Rear facing UPVC double glazed window, loft access and a radiator.

Bedroom 4 2.55 x 2.36. Rear facing UPVC double glazed window and a radiator.

Family Bathroom 2.91 x 2.52. A quite outstanding bathroom that is fitted with a white suite comprising a modern free standing oval bath with chrome fittings, shower enclosure with monsoon shower, wash hand basin and a low flush WC. Having complimentary tiling to the walls, downlights to the ceiling, shaver point, rear facing UPVC double glazed window and a heated chrome towel rail.



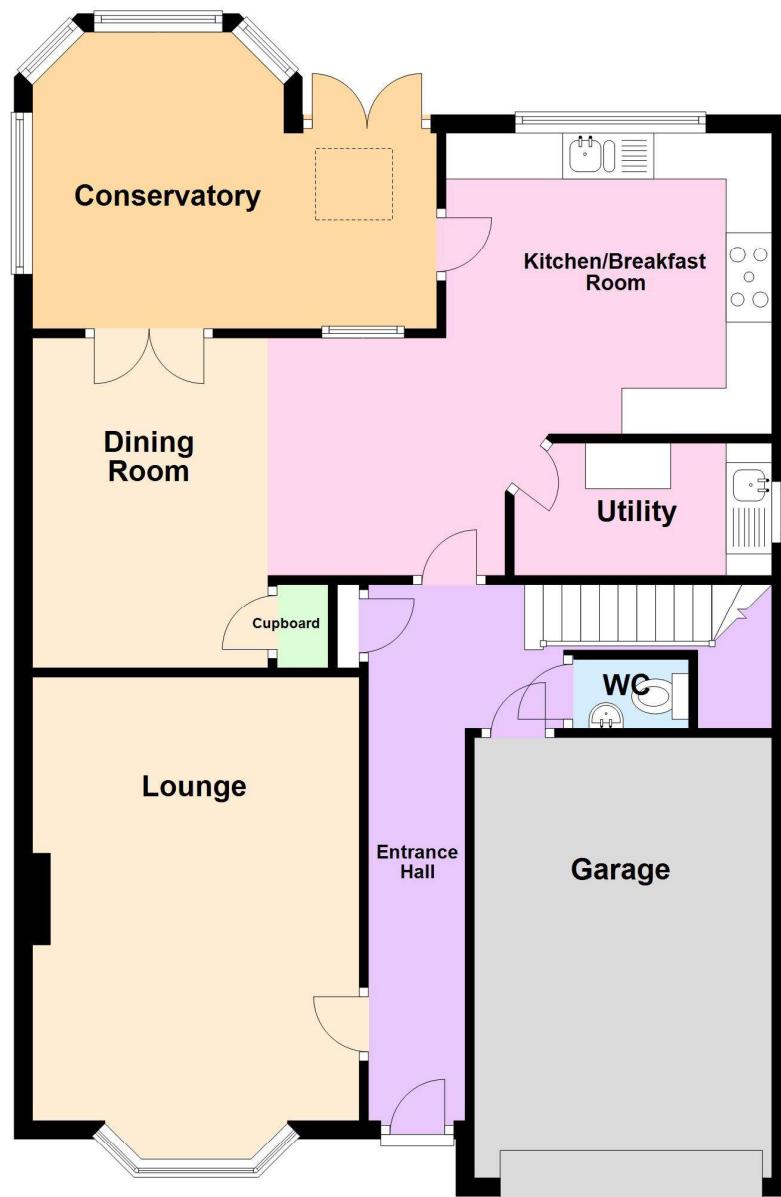
- Four bedroom detached family home
- Sought after location
- Open aspect to the rear
- Driveway and garage
- High standards throughout
- Stunning family bathroom
- Spacious master bedroom with en-suite
- Viewing is essential!

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. 92.8 sq. metres (998.4 sq. feet)



First Floor

Approx. 69.6 sq. metres (749.3 sq. feet)



Total area: approx. 162.4 sq. metres (1747.7 sq. feet)

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