

Freehold

Asking Price: £400,000

Woodlathes Road, Sunnyside,  
Rotherham, South Yorkshire, S66



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# Woodlathes Road, Sunnyside, Rotherham, South Yorkshire, S66

## FIVE BEDROOMS, TWO BATHROOMS, EXCELLENT LOCATION! STUNNING OPEN PLAN BREAKFAST KITCHEN AND MUCH MORE!

Enjoying a position set back from the road on this ever sought after development is this superb five bedroom detached family home. The location affords access to a range of quality amenities including catchment for highly regarded schools along with the M18/M1 motorway network. The accommodation briefly comprises an entrance hallway, ground floor WC, bay windowed lounge, dining room, conservatory and a stunning open plan breakfast kitchen. To the first floor is a landing, master bedroom with en-suite shower room, four further bedrooms and a family bathroom. Outside, property has ample off road parking by way of a double width driveway and garage. To the rear is an enclosed garden that is mainly laid to lawn. Viewing is highly recommended! Call Lincoln Ralph today to avoid disappointment.

**Entrance Hall** Front facing double glaze entrance door, wood effect laminate flooring, under stairs cupboard and a radiator. Stairs rise to the first floor landing and doors open to the WC, lounge and kitchen.

**WC** 1.97 x 1.24. Fitted with a white low flush WC and a wash hand basin with tiling to splashback height and to the floor. Having a front facing UPVC double glazed window and a radiator.

**Lounge** 4.98 x 3.36. Having a feature fire surround with hearth and back incorporating a living flame gas fire. There is a front facing UPVC double glazed bay window, coving to the ceiling and a radiator. Double doors open to the dining room.

**Dining Room** 3.26 x 2.90. Having coving to the ceiling and a radiator. UPVC double glazed doors open to the conservatory and a door opens to the kitchen.

**Conservatory** 3.28 x 2.76. Having wood flooring, downlight set to plinth, along with side and rear facing UPVC double glazed windows. UPVC double glazed French doors open to the patio.

**Kitchen Breakfast Room** 5.42 x 3.30. A genuine highlight of the accommodation is this stunning open plan kitchen that is fitted with a range of handle less wall mounted and base level units in a grey high gloss finish. Having quartz work surfaces incorporating a sink unit with mixer tap, integrated four ring induction hob with extractor hood over, built in electric oven, integrated fridge freezer, dishwasher and plumbing for a washing machine. There is tiling to splashback height and to the floor, breakfast bar with quartz top, downlights to the ceiling, rear facing UPVC double glazed window, rear facing UPVC double glazed bay window with UPVC double glazed French doors and a radiator. A door opens to the garage.

**Landing** Having loft access, storage cupboard and a radiator. Doors open to the bedrooms and bathroom.

**Master Bedroom** 3.49 x 3.43. Having a range of built in wardrobes, front facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

**En-Suite Shower Room** 2.45 x 1.39. Fitted with a white suite comprising a shower enclosure having a power shower with monsoon shower head, vanity wash and basin and a low flush WC. Having tiling to the walls, side facing UPVC double glazed window and a radiator.

**Bedroom 2** 3.43 x 2.81. Rear facing UPVC double glazed window, wood effect laminate flooring and a radiator.

**Bedroom 3** 4.36 x 2.71. Front facing UPVC double glazed window, wood effect laminate flooring and a radiator.

**Bedroom 4** 3.63 x 2.73. (The first measurement is the maximum measurement) Rear facing UPVC double glazed window, wood effect laminate flooring and a radiator.

**Bedroom 5** 3.05 x 2.17. Front facing UPVC double glazed window and a radiator.

**Family Bathroom** 2.12 x 1.65. Fitted with a white suite comprising a panelled bath with shower screen and electric shower over, low flush WC and vanity wash hand basin. Having tiling to the walls, rear facing UPVC double glazed window and a radiator.

**Outside** The property enjoys a position set back from the road and has off road parking provided by a double width block paved driveway and integral garage and benefits from an E/V charge point. To the rear is an enclosed garden that has a flagged seating area with steps descending to a lawned garden with garden shed.



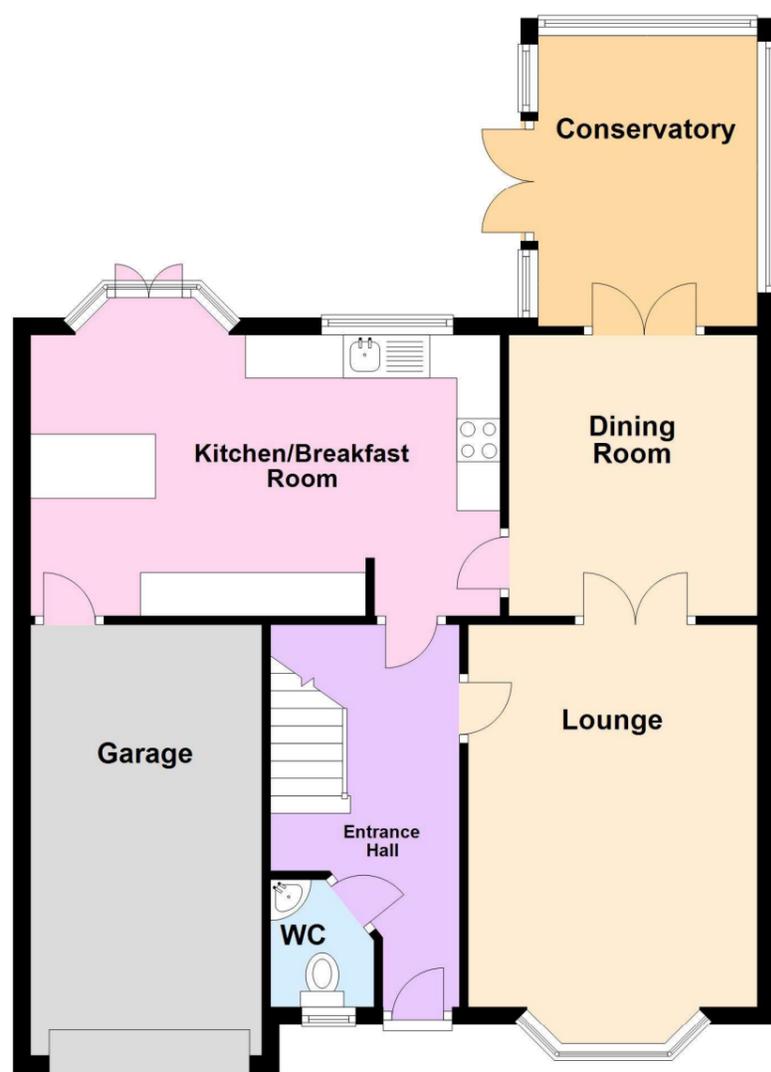
- Five bedroom detached
- Well appointed
- Superb open plan breakfast kitchen
- Conservatory
- Master bedroom with en-suite
- Sought after location
- Well placed for quality amenities
- E/V charge point
- Driveway and garage

### 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. 76.6 sq. metres (824.7 sq. feet)



### First Floor

Approx. 69.0 sq. metres (742.2 sq. feet)



Total area: approx. 145.6 sq. metres (1566.9 sq. feet)

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