

Freehold

Asking Price: £650,000

The Gorse, Wickersley, Rotherham,
South Yorkshire, S66



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

The Gorse, Wickersley, Rotherham, South Yorkshire, S66

SIMPLY STUNNING! PRIME CUL DE SAC LOCATION, SOUTH FACING REAR GARDENS, LARGE AND VERSATILE LAYOUT, OVER 2400 SQUARE FEET, FOUR BEDROOMS, THREE BATHROOMS AND DOUBLE GARAGE!

A quite exceptional detached residence which offers superbly appointed and hugely versatile accommodation of excellent size within this prestigious cul de sac location. Individually designed and constructed in 2004 the property has bedrooms and bathrooms on both floors, lovely south facing rear gardens and extensive parking to the front along with detached double garage. With under floor heating to the ground floor, double glazing throughout and fabulous fitted kitchen and master suite this unique modern home is very much a one off and suitable to a variety of potential purchasers. Ground floor comprises reception hall, fitted breakfast kitchen with appliances and utility, adjoining dining room, huge lounge, double bedroom, further bedroom/study and shower room. To the first floor is a guest bedroom en suite and master suite with large luxury en suite bathroom and sitting room providing far reaching panoramic views to the south. Close to comprehensive village amenities, local junior and senior schools and the M18/M1 motorways making this an ideally located home in such a sought after location. An absolute must view!

Reception Hall 3.47 x 3.25. With double entry doors with adjacent windows, laminate flooring and downlights to ceiling.

Lounge 6.84 x 4.47. (Maximum measurements to bay) A large and comfortable living room with rear square bay window overlooking the gardens. The focal point is the marble surround fireplace with raised marble hearth and feature log effect open flame gas fire. Downlights to ceiling.

Breakfast Kitchen 4.47 x 3.88. With an extensive range of high quality gloss finish units with granite tops and upstands, inset stainless steel sink with mixer tap and waste disposal unit. Tiling above the upstands, fully tiled floor, rear window and French doors to the rear. There is a housing for fridge freezer with adjacent frosted glass cabinets and large central island with granite top, storage below, breakfast bar and fitted glass breakfast table with glass servers above. Appliances comprise five ring gas hob with extractor over, double electric oven/grill and integrated dishwasher. Downlights to ceiling.

Utility Room 1.91 x 1.51. With external door to the side, white gloss finish units with granite effect worktops with tiling above, inset stainless steel sink with mixer tap and extractor fan.

Dining Room 3.47 x 3.15. Open plan to the kitchen and having tiled floor, tiled floor and patio doors opening to the rear gardens. Downlights to ceiling.

Bedroom Three 4.44 x 4.03. (Maximum measurements to bay) With front square bay window. This room was originally intended as a bedroom but is currently utilised as a formal dining room.

Inner Hall With laminate flooring, understairs storage and oak and glass staircase rising to the first floor.

Bedroom Four/Study 3.40 x 3.03. With front window and a range of fitted wardrobes and desk units. The wardrobes incorporate a pull down single bed.

Shower Room 2.24 x 1.93. With wc, circular wash basin with shelf and mirror over and corner shower enclosure with electric shower including body jets. Tiled floor and skirtings with partial to walls, front window, bathroom cabinet, extractor fan, towel rail/radiator and downlights to ceiling.

Galleried Landing With oak and stainless steel balustrade, two front Velux roof lights and downlights to ceiling.

Guest Bedroom Two 4.32 x 4.00. (Measurements taken to rear dormer, including door recess but excluding wardrobe recess) With rear window providing panoramic views to the south and a range of sliding door wardrobes.

En Suite Shower Room 2.44 x 1.41. With wc, wash basin and shower enclosure with rain shower star head. Rear Velux roof light, towel rail/radiator and fully tiled floor

Master Bedroom 4.30 x 4.28. With front window, a range of sliding door wardrobes and downlights to ceiling.

Lobby 1.79 x 1.42. Providing access to the en suite and sitting room.

En Suite Bathroom 3.93 x 3.44. A luxuriously appointed and large bathroom with wc, dual wash basins with mirror and lighting above, bidet and free standing bath with mixer shower hand attachment. Downlights to ceiling, towel rail/radiator, two rear Velux roof lights and extractor fan and tiled floor with lighting.

Master Suite Sitting Room 4.44 x 2.97. A fabulous cosy room with French doors to a Juliette balcony providing panoramic views to the south.

Outside To the rear of the property are beautiful enclosed gardens with southerly aspect. The gardens include lawns, walled beds, pond and water feature along with decking with pergola over, shrub beds and borders and outside tap and lighting. There is a wooden corner summer house with light and power (2.76 x 2.74) and paved area to the rear. There is a path to the side of the property providing front to rear access and to the front extensive block paved drive/forecourt providing ample parking and access to the double garage.

Double Garage 5.60 x 5.55. With two automated entry doors, light, power and gas boiler with pressurized cylinder. There is an access door to the side, alarm and loft store area with ladder.



- Superb family home
- Exceptional standards throughout
- Four bedrooms and three bathrooms
- Stunning master suite
- Versatile layout
- South facing rear garden
- Countryside views

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.

