

Freehold

Asking Price: £375,000

Meadowcroft Close, Whiston,
Rotherham, South Yorkshire, S60



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PICTURESQUE SETTING OVERLOOKING WHISTION BROOK! SOUGHT AFTER LOCATION! EXCEPTIONAL STANDARDS THROUGHOUT! A MUST SEE PROPERTY!

A spacious three bedroom, extended, detached family home that enjoys a cul de sac position upon this ever sought after development. The residence boasts exceptionally high standards throughout that extend to the external areas with beautifully appointed, landscaped gardens creating a picturesque setting overlooking Whiston Brook to the rear. The accommodation briefly comprises an entrance hallway, well presented lounge, dining area that is open plan to a fitted kitchen and a sitting room with views to the rear. To the first floor is a landing, spacious and attractively presented master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside, off road parking is provided by a driveway. This is a must see property! Call Lincoln Ralph today to arrange your viewing!

Entrance Hall Having a front facing entrance door and a radiator. Stairs rise to the first floor landing and a door opens to the lounge.

Lounge 5.94 x 4.19. A beautifully appointed room that has a focal fire surround incorporating a modern log burning effect electric fire. There is decorative coving to the ceiling, dado rail, rear facing UPVC double glazed window and a radiator. Doors open to the kitchen and sitting room.

Dining Area 2.84 x 2.05. With rear facing UPVC double glazed French doors, wood effect laminate flooring and a radiator. The room is open plan to the kitchen.

Kitchen 4.56 x 2.84. Fitted with a range of wall mounted and base level units with work surfaces incorporating a sink unit with mixer tap. There is an integrated four ring ceramic hob and electric oven with extractor hood over, space for a fridge freezer, built in washing machine and dishwasher. Having tiling to splashback height, dado rail, under stairs storage cupboard, front facing UPVC double glazed window and a radiator. A cupboard houses the central heating boiler.

Sitting Room 4.08 x 2.77. (The latter measurement reduces to 2.50) A light and inviting room that formerly formed part of the now converted garage. The room takes in pleasant views over the rear garden via the rear facing UPVC double glazed French doors and benefits from a useful range of fitted mirror fronted wardrobes. In addition there is wood effect laminate flooring, feature side facing stain glass window and a double glazed skylight.

Landing Front facing UPVC double glazed window and an airing cupboard. Doors open to the bedrooms and family bathroom.

Master Bedroom 6.38 x 2.64. (The first measurement is taken to the front of the wardrobes) A beautifully appointed room with two rear facing UPVC double glazed windows, two radiators, coving to the ceiling and a range of mirror fronted fitted wardrobes. A door opens to the en-suite shower room.

En-Suite Shower Room 2.52 x 1.84. Fitted with a white suite comprising a shower enclosure, vanity wash hand basin with vanity mirror over and a low flush WC. There is tiling to the walls, front facing UPVC double glazed window and a radiator.

Bedroom 2 2.93 x 2.58. Rear facing UPVC double glazed window and a radiator.

Bedroom 3 3.01 x 1.89. Front facing UPVC double glazed window and a radiator.

Family Bathroom 1.91 x 1.69. A well-appointed bathroom that is fitted with a white suite comprising a panelled bath, low flush WC and a wash hand basin. Having complimentary tiling to the walls, vanity mirror, downlights to the ceiling, front facing UPVC double glazed window and a heated towel rail.

Outside At the front is an attractive garden that is laid to lawn with a pea gravel and shrub border. A tarmac driveway provides off road parking and a flagged pathway with gated access leads to the rear. To the rear is a well-tended, landscaped garden in what is a picturesque setting and is mainly laid to lawn with ornamental pond and shrub borders. Steps descend to a further lawned garden and flagged seating area that takes in views over Whiston Brook.



- Three bedroom detached home
- Boasting exceptional standards throughout
- Cul-de-sac position
- Sought after location
- Beautifully appointed garden overlooking Whiston Brook
- Master bedroom with en-suite
- Off road parking
- 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



First Floor

