



LINCOLN RALPH



Bluebell Wood Lane, Sunnyside, Rotherham, South Yorkshire, S66

A BEAUTIFUL THREE BEDROOM DETACHED HOME WITHIN A CUL DE SAC UPON THIS EVER SOUGHT AFTER DEVELOPMENT!

Located within a cul de sac upon this ever sought after development is this beautifully appointed three bedroom detached family home. The residence offers great access to a range of local convenience along with being within catchment for highly regarded junior and senior schools. In addition, the property is perfectly positioned to access the M18/M1 motorway network making it the ideal hub for the commuter. The well-appointed accommodation briefly comprises an entrance lobby, lounge, inner hall, fitted kitchen diner and a conservatory. To the first floor is a landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside, off road parking is provided by a driveway and integral garage. To the rear is an attractive garden that is mainly laid to lawn. Viewing is essential! Call Lincoln Ralph today to avoid disappointment!

Entrance lobby Front facing double glazed entrance door, side facing UPVC double glazed window and a radiator.

Lounge 5.23 x 3.29. (The first measurement is the maximum measurement) A well presented room with downlights to the ceiling, front facing UPVC double glazed window and a radiator. A door opens to the inner hall.

Inner Hallway Stairs rise to the first floor landing and doors open to the garage, kitchen and ground floor WC.

WC Fitted with a white suite comprising a low flush WC and vanity wash hand basin. There is wood effect laminate flooring, side facing UPVC double glazed window and a radiator.

Kitchen Diner 5.74 x 2.39. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated range with extractor hood over, built in dishwasher along with space for a fridge freezer and plumbing for a washing machine. Having tiling to splashback height, laminate flooring, downlights to the ceiling, rear facing UPVC double glazed window and a radiator. Rear facing UPVC double glazed French doors open to the conservatory.

Conservatory 2.88 x 2.42. Side and rear facing UPVC double glazed windows. UPVC double glazed French door open to the rear garden.

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

Master Bedroom 3.49 x 3.48. (The first measurement is taken to the front of the fitted wardrobe) Having a range of fitted wardrobes, rear facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 1.81 x 1.37. Fitted with a white suite comprising a shower enclosure, low flush WC and a wash hand basin. Having tiling to splashback height, side facing UPVC double glazed window and a radiator.

Bedroom 2 3.36 x 3.24. Front facing UPVC double glazed window and a radiator.

Bedroom 3 2.70 x 2.47. Front facing UPVC double glazed window and a radiator.

Family Bathroom 2.45 x 1.56. A beautifully appointed room that is fitted with a white suite comprising a panelled bath with shower screen and shower over, wash hand basin and a low flush WC. Having tiling to the walls, downlights to the ceiling, rear facing UPVC double glazed window and a heated chrome towel rail.

Outside To the front a block paved driveway provides off road parking and in turn gives access to the integral garage. At the rear is an enclosed, well appointed garden with a decked seating area overlooking a lawn with sleeper and shrub lined border.

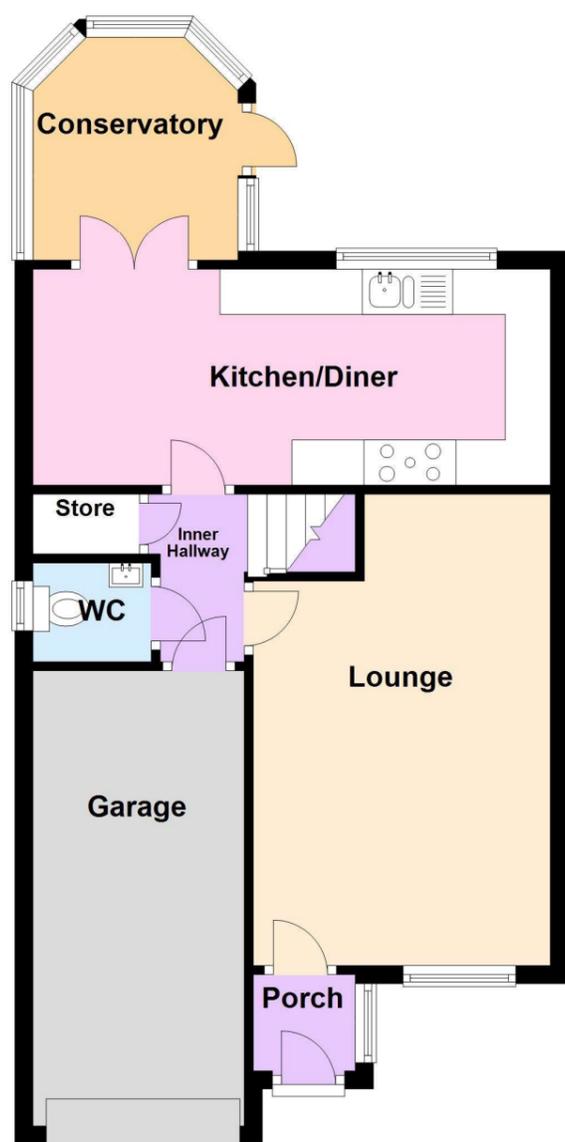


- Three bedroom detached home
- Cul de sac position
- Sought after location
- Master bedroom with en-suite
- Conservatory
- Driveway and garage
- Catchment for highly regarded schools
- Ideally placed for M18/M1 motorway network
- Viewing is essential!

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

