

Leasehold

Asking Price: £545,000

Marcliff Crescent, Wickersley,
Rotherham, South Yorkshire, S66



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

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PRESTIGIOUS LOCATION, PICTURE PERFECT DETACHED DORMER BUNGALOW, APPROXIMATELY 1700 SQUARE FEET, QUARTER ACRE PLOT, THREE BEDROOMS AND TWO BATHROOMS, LOVELY GARDENS, LONG DRIVE AND DOUBLE GARAGE!

Within this ever popular and sought after location upon this tree lined private road a characterful three double bedroom, two bathroom detached dormer bungalow of impressive size offering versatile accommodation within such a prestigious location. Including gas central heating and double glazing to windows and external doors, lovely gardens set within a quarter of an acre plot along with long drive and double garage the bungalow is suitable for high order family living close to an array of amenities within the village centre. Entrance porch to reception hall, shower room, large living room, dining room, conservatory, fitted kitchen, rear porch and bedroom to the ground floor with two first floor bedrooms and bathroom. This somewhat secluded setting is however within walking distance of well regarded junior and senior schools and short drive to both the M18 and M1 motorways. An absolute must view!

Entrance Porch 1.34 x 1.27. With French doors to the front and tiled floor.

Reception Hall With entrance door (to porch) understairs storage, delph rack and stairs rising to the first floor.

Living Room 8.32 x 3.92. A beautiful light and airy room of exceptional size. There is a bow window to the front, French doors opening to the rear gardens and focal fire surround with marble inlay and hearth and open flame gas fire.

Dining Room 4.25 x 3.33. With side window and double doors providing access to the conservatory.

Conservatory 3.54 x 3.12. With French doors opening to the rear gardens.

Kitchen An extended kitchen with a range of units with roll edge worktops, one and a half bowl sink with mixer tap and tiling to the sink and worktop area. Rear window, plumbing for washer and cooking appliances of electric hob with extractor and double electric oven.

Rear Entrance Porch 1.60 x 1.20. With tiled floor and external door to the rear.

Ground Floor Bedroom One 3.94 x 3.12. (Maximum measurements) With front bow window.

Shower Room 1.82 x 1.82. With suite comprising wc, wash basin and corner shower enclosure with shower. Towel rail/radiator, fully tiled floor and walls and window to the front.

First Floor Landing

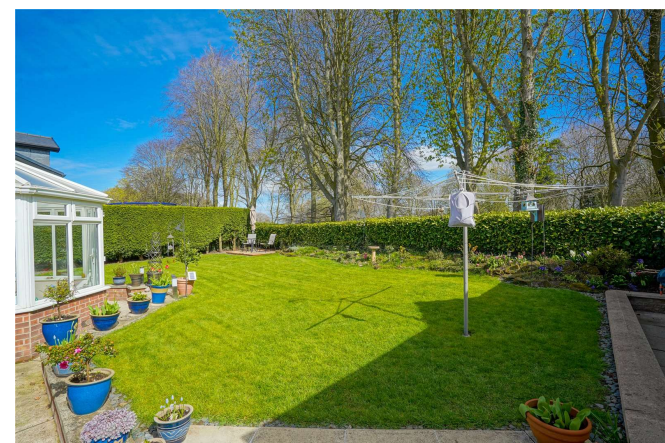
Bedroom Two 4.45 x 3.91. (Maximum measurements to dormer) With front dormer window and eaves store area which houses the gas boiler.

Bedroom Three 4.45 x 3.40. (Maximum measurements to dormer) With front dormer window, built in wardrobes and eaves store area.

Bathroom With suite comprising wc, wash basin and bath. Porcelain tiled floor and walls, rear window, towel rail/radiator, extractor fan and cylinder cupboard.

Outside The property stands within a beautiful quarter of an acre plot with lawned gardens to front side and rear with flower beds to the front, screening conifers to the side and patio area, laurel hedging and rockery beds and potting shed/greenhouse to the rear. There is a pleasant aspect to a paddock area which is directly adjoining the rear boundary. To the front is a gated long and wide drive which provides ample off road parking and access to the garage.

Double Garage 6.36 x 4.90. With automated entry door, a range of storage cupboards, stainless steel sink with hot and cold water, light, power and access door to the rear. There is a useful loft room above the garage which has a side window and potentially suitable for a variety of uses.



- Beautiful detached dormer bungalow
- Prestigious location
- Superb gardens in quarter acre plot
- Three bedrooms and two bathrooms
- Two receptions and conservatory
- Long drive and double garage
- Close to village centre, schools and motorway

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

