

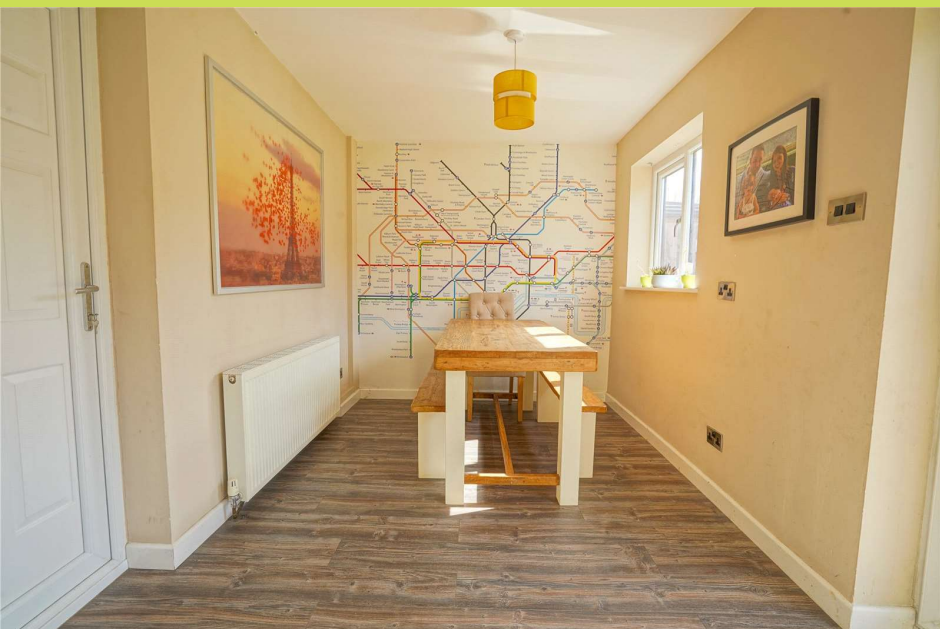
Freehold

Asking Price: £425,000

Meadowcroft Close, Whiston,
Rotherham, South Yorkshire, S60



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

Meadowcroft Close, Whiston, Rotherham, South Yorkshire, S60

SUPERB EXTENDED DETACHED FAMILY HOME, FOUR BEDROOMS AND TWO BATHROOMS, VERSATILE LAYOUT, SOUTH FACING REAR GARDEN, CLOSE TO VILLAGE CENTRE AND M1 MOTORWAY.

Within this ever popular and sought after location within this small cul de sac development a significantly extended four bedroom, two bathroom detached family home. Including gas central heating and double glazing this wonderful home offers well appointed accommodation of over 1500 square feet set within attractive rear gardens with patio and southerly aspect. The versatile layout comprises entrance hall, cloakroom/wc, lounge, snug/study, breakfast kitchen and dining room to the ground floor with four first floor bedrooms including master en suite and family bathroom. The block paved forecourt provides off road parking and access to the integral garage. Close to the centre of the village and the M1 this is an ideally placed large family home which truly warrants inspection!

Entrance Hall With double glazed front entrance door, vinyl floor, understairs storage and stairs rising to the first floor.

Cloakroom/WC With wc, wash basin, side window and tiling to the basin.

Lounge 4.25 x 3.32. (Measurements excluding bay)

With front square bay window.

Snug/Playroom 2.77 x 2.69. A versatile room with side window.

Breakfast Kitchen 5.68 x 2.39. (The first measurement is the maximum measurement and reduces to 2.89.

The latter measurement increases to 7.65) A large 'L' shape breakfast kitchen with a range of gloss finish units with worktops, matching upstands and stainless steel sink with mixer tap. Downlights to ceiling, vinyl flooring, rear window and double glazed French doors opening to the rear. Integrated appliances of dishwasher, fridge freezer, five ring gas hob with extractor and electric oven.

Dining Room 9.42 x 2.40. With rear window, double glazed external door to the rear and access door to the garage.

First Floor Landing With former cylinder cupboard providing useful storage.

Master Bedroom 3.77 x 3.62. With front box bay window and further front window.

Dressing Room 1.74 x 1.25. With rear window, laminate flooring and base storage units.

En Suite Shower Room 2.09 x 1.76. A lovely en suite comprising wc, wash basin and double walk in shower area with glass screen, monsoon head shower and separate hand attachment. Towel rail/radiator, rear window, spotlights to ceiling, extractor fan and extensive wall tiling.

Bedroom Two 3.30 x 2.80. (Minimum measurements to wardrobes and excluding door recess)

With front window and mirror door wardrobes.

Bedroom Three 3.39 x 2.78. With rear window and mirror door wardrobes.

Bedroom Four 2.59 x 2.50. With front window.

Bathroom 1.97 x 1.70. With white suite comprising wc, wash basin and bath with electric shower and screen.

Fully tiled floor and walls, towel rail/radiator, extractor fan and rear window.

Outside To the rear of the house are enclosed lawned gardens with south westerly aspect, stone paved patio, outside tap and power. To the side is a gated path with security light which provides front to rear access and to the front wide block paved forecourt which provides parking and access to the garage. There is also an electric vehicle charging point.

Garage 5.63 x 3.67. An integral single garage with automated entry door, light, power, plumbing for washer, combination gas boiler and access door back to the dining room.

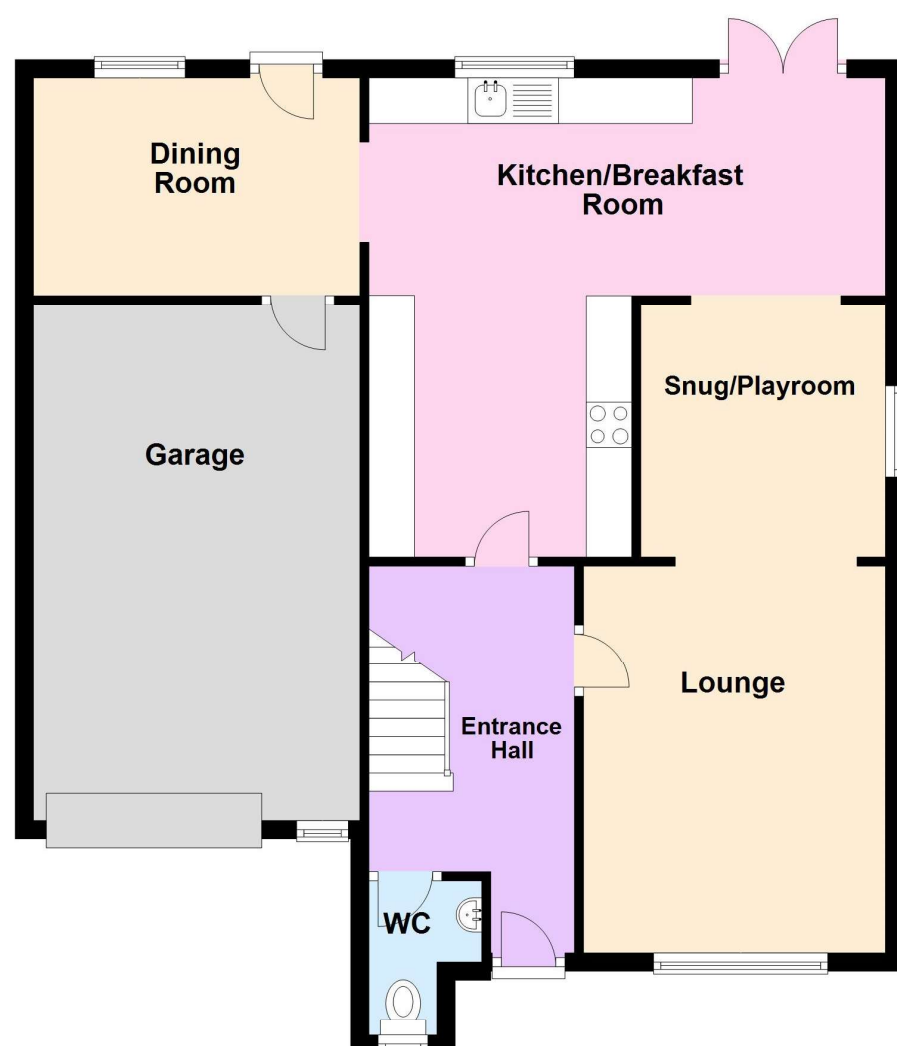


- Superb modern home
- Cul de sac development
- Four bedrooms and two bathrooms
- South facing rear garden
- Fabulous open plan breakfast kitchen
- Versatile layout
- Drive and garage

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



First Floor

