

Freehold

Asking Price: £575,000

Kevin Grove, Hellaby, Rotherham,
South Yorkshire, S66



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INDIVIDUAL, DETACHED RESIDENCE IN A SECLUDED LOCATION! COUNTRYSIDE VIEWS, CONVENIENT POSITION, OVER 2000 SQUARE FEET OF ACCOMMODATION!

Enjoying a secluded position at the head of this small exclusive cul de sac and occupying a 1/4 acre plot, a substantial, five bedroom, two bathroom, detached family home. Well tended mature gardens of a generous size overlook open countryside and incorporate a picturesque woodland garden. The location affords access to a range of amenities in Wickersley, Bramley and Maltby and would make a great base for the commuter with access to the M1/M1 motorway networks being just a short drive away. The accommodation extends to in excess of 2000 square feet and briefly comprises an entrance porch, hallway, ground floor WC, fitted kitchen, utility room, spacious lounge, dining room and a study. To the first floor is a galleried landing, master bedroom with en-suite bathroom and balcony, four further bedrooms and a family bathroom. Outside, off road parking for several vehicles is provided by a block paved courtyard and double garage. Viewing is highly recommended to fully appreciate the accommodation on offer.

Entrance Porch 2.98 x 1.05. Front facing UPVC double glazed window and entrance door. A door opens to the hallway.

Hallway 4.08 x 3.61. (The first measurement is the maximum measurement with the latter increasing to 4.45) Having coving to the ceiling, under stairs storage cupboard and a radiator. Stairs rise to the first floor landing and doors open to the study, lounge, dining room, kitchen, lobby and WC.

Study 4.28 x 2.14. Front facing UPVC double glazed window and a radiator.

Lounge 6.73 x 4.26. A spacious and well presented room with fire surround, hearth and back incorporating a coal effect electric fire. There is a picture rail, two radiators along with rear facing UPVC double glazed French doors.

Dining Room 3.77 x 3.74. Having coving to the ceiling, rear facing UPVC double glazed window and a radiator.

Kitchen 4.14 x 3.05. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl sink unit with mixer tap. There is an integrated range with extractor hood over, built in fridge along with tiling to splashback height and a breakfast bar. Having coving and downlights to the ceiling, two rear facing and one side facing UPVC double glazed windows and a radiator. A door opens to the utility room.

Utility Room 2.72 x 2.10. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is plumbing for a washing machine, tiling to splashback height along with coving to the ceiling, side facing UPVC double glazed window and a radiator. A side facing UPVC double glazed entrance door opens to one side of the property.

Lobby A door opens to the double garage.

WC 2.27 x 0.94. Fitted with a white low flush WC and wash hand basin. Front facing UPVC double glazed window and a radiator.

Galleried Landing Front facing UPVC double glazed window and a storage cupboard. Doors open to the bedrooms and bathroom.

Master Bedroom 4.17 x 3.10. Fitted with a range of wardrobes and having a side facing UPVC double glazed window, radiator and rear facing UPVC double glazed French doors to a balcony. A door opens to the en-suite bathroom.

En-Suite Bathroom 2.42 x 2.10. Fitted with a white suite comprising a corner bath, vanity wash hand basin and a low flush WC. Having tiling to the walls and floor, spotlights to the ceiling, side facing UPVC double glazed window and a radiator.

Bedroom 2 3.84 x 2.83. Having a range of fitted wardrobes, rear facing UPVC double glazed window and a radiator.

Bedroom 3 3.78 x 3.78. Having coving to the ceiling, rear facing UPVC double glazed window, fitted wardrobe and a radiator.

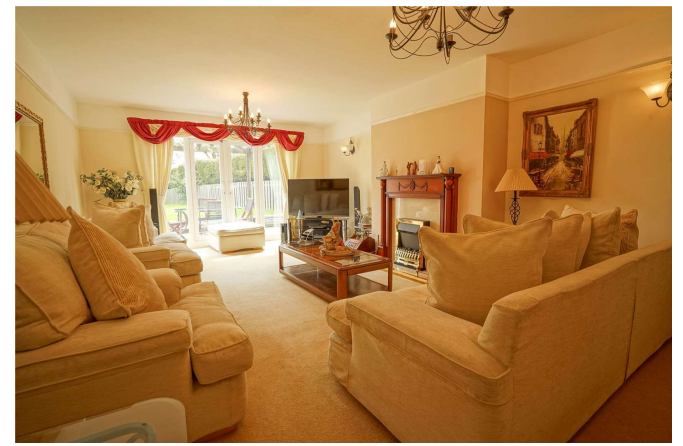
Bedroom 4 3.38 x 3.07. Front facing UPVC double glazed window and a radiator.

Bedroom 5 2.23 x 1.92. Having downlights to the ceiling, front facing UPVC double glazed window and a radiator.

Family Bathroom 3.06 x 2.65. Fitted with a white suite comprising a panelled bath, shower enclosure with body jet shower, low flush WC and a wash hand basin. Having tiling to splashback height, coving and spotlights to the ceiling, side facing UPVC double glazed window and a radiator.

Outside The property enjoys a secluded position and is access via remote controlled gates to a block paved courtyard that provides off road parking for several vehicles and in turn leads to a double garage. To one side is a flagged pathway that overlooks a beautiful woodland garden with feature bridges crossing a dyke creating a picturesque setting and being a haven for wildlife. The pathway extends to the rear garden with a flagged seating area and pergola taking in views over countryside and a well-tended lawn that is complimented by a mixture of mature trees, shrubs and flower beds. In addition there is a useful garden shed with power and lighting and there are a number of external power point.

Double Garage Two up and over doors, power & lighting and housing the central heating boiler.



- Five bedroom, two bathroom detached home
- Secluded location
- Generous 1/4 acre plot
- Ample parking & double garage
- Countryside Views
- Woodland garden
- Beautifully appointed gardens
- Over 2000 square feet of accommodation
- Viewing is highly recommended!

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.

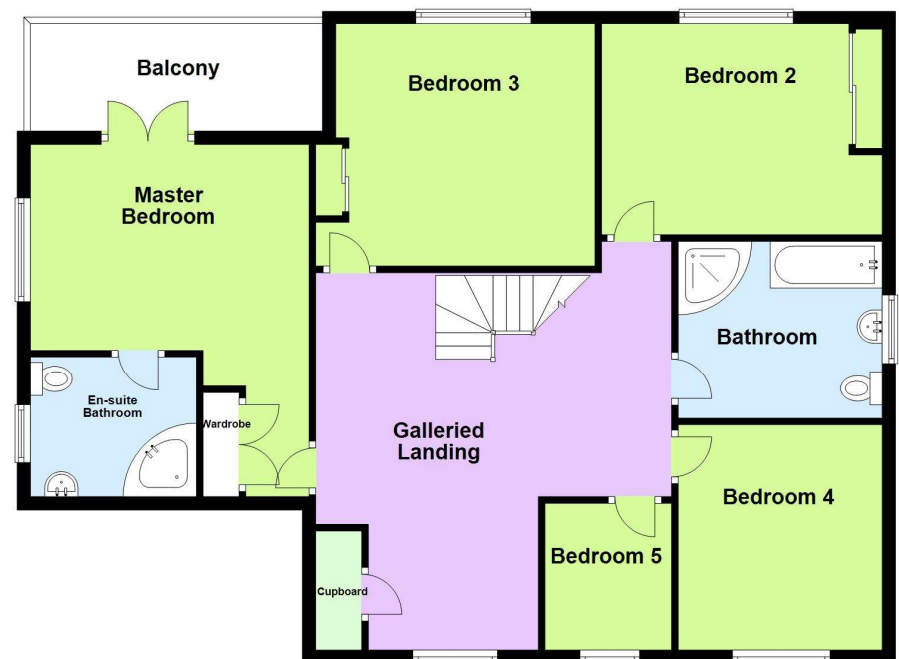
Ground Floor

Approx. 132.0 sq. metres (1421.0 sq. feet)



First Floor

Approx. 101.8 sq. metres (1095.9 sq. feet)



Total area: approx. 233.8 sq. metres (2516.9 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.