

Freehold

Asking Price: £450,000

Morthern Road, Wickersley,  
Rotherham, South Yorkshire, S66



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# Morthen Road, Wickersley, Rotherham, South Yorkshire, S66

**JUST ONE LOOK AND YOU'LL BE SOLD! THREE DOUBLE BEDROOMS! EXCEPTIONAL STANDARDS THROUGHOUT! SOUGHT AFTER LOCATION! OUTBUILDINGS, FURTHER POTENTIAL AND MUCH, MUCH MORE!**

Enjoying a position in the highly desirable village of Wickersley, a truly exceptional, three double bedroom, semi detached, dormer bungalow that offers beautifully appointed, family sized accommodation. The residence occupies a generous size plot that would lend itself to further development and has stunning mature gardens with a sunny westerly aspect to the rear. The location affords great access to a range of quality amenities in the village such as shopping at The Tanyard, transport links and highly regarded junior and senior schools. The exceptional accommodation briefly comprises an entrance hallway, lounge, dining room, kitchen breakfast room, rear porch, ground floor bedroom along with a family bathroom that is a genuine highlight of the accommodation. To the first floor is a landing, two double bedrooms and a WC. Outside, ample off road parking is provided by a driveway and a garage with the rear gardens being complimented by a bar and log cabin. Viewing is an absolute must to fully appreciate the accommodation on offer!

**Entrance Hall** A welcoming hallway with a front facing entrance door, wood effect laminate flooring and a radiator. Doors open to the lounge, bedroom three and the bathroom.

**Lounge** 4.22 x 3.99. A light, open plan space with a multi fuel burner set to the chimney breast recess. Having downlights to the ceiling, wood effect laminate flooring, front facing UPVC double glazed window and a radiator. The room is open plan to the dining room.

**Dining Room** 5.51 x 4.14. (The first measurement is the maximum measurement and reduces to 4.40) A beautifully appointed room with a display recess to the chimney breast, downlights to the ceiling, wood effect laminate flooring and a radiator. There is a rear facing UPVC double glazed window along with rear facing UPVC double glazed French doors. An Oak veneered stair case with glass balustrade rises to the first floor landing and a doorway opens to the kitchen.

**Kitchen Breakfast Room** 4.09 x 2.57. (The first measurement increases to 5.26) Fitted with an attractive range of base level units in a high gloss finish with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated range cooker with extractor hood over, integrated washing machine, dryer and dishwasher along with space for a fridge freezer. Having under floor heating, slate tiled floor, downlights to the ceiling and a breakfast bar. In addition there are two rear facing UPVC double glazed windows, radiator and a door opens to the rear porch.

**Porch** 1.74 x 1.35. Rear facing double glazed entrance door, two side facing UPVC double glazed windows and having the benefit of under floor heating.

**Bedroom 3** 4.12 x 2.98. Fitted with a range of wardrobe and drawer units, laminate flooring, front facing UPVC double glazed window and a radiator.

**Bathroom** 3.93 x 2.46. This fantastic bathroom is a genuine highlight of the accommodation and comprises a dual ended bath with waterfall tap set to a raised tiled plinth, walk in shower area with overhead drencher, two vanity wash hand basins and a low flush WC. Tiling to the walls and floor compliment the overall finish. There are downlights/mood lighting to the ceiling, side facing UPVC double glazed window, heated chrome towel rail and under floor heating.

**Landing** Having a double glazed skylight along with doors opening to the first floor bedrooms and WC.

**Bedroom 1** 5.59 x 4.07. A well-presented room with a rear facing UPVC double glazed dormer window, side facing UPVC double glazed window both with integrated blinds, laminate flooring, downlights to the ceiling and a radiator.

**Bedroom 2** 5.39 x 3.57. Rear facing UPVC double glazed dormer window with integrated blind and a radiator.

**WC** 1.70 x 1.24. Fitted with a white low flush WC and a vanity wash hand basin along with laminate flooring and downlights to the ceiling.

**Outside** The dwelling enjoys a mature front garden that is mainly laid to lawn with a mixture of mature shrubs. A driveway provides off road parking with timber gated access to a gravelled parking area to the side of the property that in turn leads to the garage. The rear garden enjoys the benefit of a sunny westerly aspect with a decked terrace opening to a sizeable, pebbled garden with a cobbled step rising to a flagged patio/BBQ area overlooking an ornamental pond. An additional flagged terrace with brick pillars and pergola compliment the entrance to the 'Millers Bar' that provides a superb space for entertaining. Adjoining the 'Millers Bar' is a flagged hot tub area with canopy, lighting and power and takes in a pleasant view of the extensive gardens. The remaining gardens are a joy, and beautifully combine a mixture of lawns, trees and shrubs to make a picturesque woodland style feel with a wildlife pond and imaginative features such as 'Wood Henge' and the tree stump pathway that leads to a log cabin.

**Millers Bar** 3.12 x 2.94. Having a fitted bar, exposed floor boards and French doors open to a flagged terrace.

**Log Cabin** 5.95 x 3.54. Front facing double glazed French doors and a side facing double glazed window.

**Outside WC** Fitted with a white low flush WC.



- Three double bedrooms
- Semi detached dormer bungalow
- Exceptionally well presented
- Generous plot
- Driveway and garage
- Beautifully appointed gardens
- Sought after location
- Sunny westerly aspect
- 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.

