

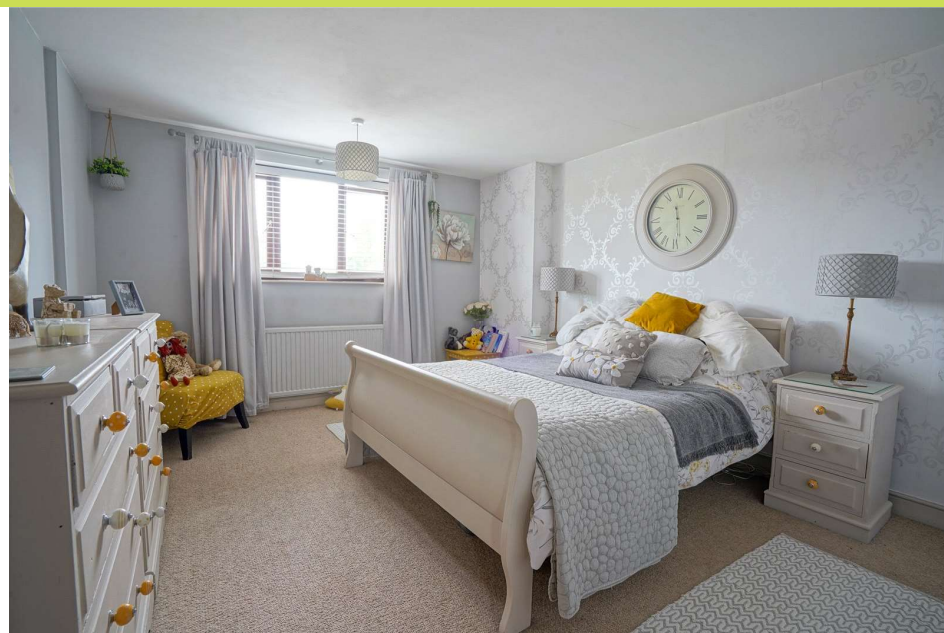
Freehold

Asking Price: £495,000

Spencer Green, Whiston, Rotherham,
South Yorkshire, S60



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

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SUPERB LOCATION, CUL DE SAC DEVELOPMENT, FIVE BEDROOMS, TWO BATHROOMS, THREE RECEPTION ROOMS, CLOSE TO COUNTRYSIDE, LOVELY GARDENS, WIDE DRIVE AND GARAGE!

A rare opportunity to acquire a superbly appointed modern detached home within this prestigious cul de sac development. This wonderful five bedroom, two bathroom family home has extensive and versatile accommodation extending to approximately 1725 square feet all set within close proximity of countryside walks, suburban shopping amenities Rotherham and Sheffield centres and the M1 motorway. Including central heating and double glazing, beautiful enclosed rear gardens with views and ample off road parking and garage to the front along with many other attributes which will only be appreciated upon inspection. Entrance hall, cloakroom/wc, laundry room, snug, conservatory, lounge, dining room and breakfast kitchen to the ground floor with five first floor bedrooms including master en suite and separate family bathroom. An absolute must view!

Entrance Hall With composite front door, tiled floor, understairs storage and stairs rising to the first floor.

Cloakroom/WC 2.10 x 0.84. With wc, wash basin with vanity beneath, tiled floor with half to walls, side window and extractor fan.

Laundry Room 2.31 x 1.11. A really useful room with plumbing for washer and tiling to floor and walls.

Side Entrance Lobby With double glazed external door, laminate floor and access door to the garage.

Snug 3.55 x 2.56. A cosy room with laminate floor and lovely aspect to the rear garden through the French doors.

Dining Room 4.83 x 2.50. With front window.

Lounge 5.63 x 3.45. With front window and focal stone fire surround with pebbled effect open flame gas fire. Double doors open into the snug.

Breakfast Kitchen 7.16 x 2.68. With an extensive range of contrasting shade units with roll edge worktops, one and a half bowl sink with mixer tap and tiling to the sink and worktop area. Rear window, two side windows, wine racking, laminate floor and downlights to ceiling. There are an array of integrated appliances including dishwasher, fridge freezer, electric hob with extractor and electric oven.

Conservatory 3.57 x 3.30. With insulated roof and French doors opening to the rear gardens.

First Floor Landing With cylinder cupboard and access to the loft.

Bedroom One 3.26 x 3.21. With front window and fitted double door wardrobe.

En Suite Shower Room 1.47 x 1.18. (Minimum measurements excluding shower area) With wc, wash basin with drawers beneath and shower enclosure with electric shower and screen. Laminate floor and half wall tiling.

Bedroom Two 4.69 x 3.60. With front window and fitted wardrobes to one wall.

Bedroom Three 3.50 x 2.60. With rear window.

Bedroom Four 2.44 x 2.39. With rear window and laminate floor.

Bedroom Five 3.68 x 2.60. (Minimum measurements excluding long door recess) With front and rear windows and ladder access to the loft.

Bathroom 2.71 x 1.95. With well appointed suite comprising wc, wash basin with drawers beneath and bath with electric shower and screen. Rear window, bathroom cabinet, towel rail/radiator, panelled ceiling with downlights, slate effect vinyl floor and aqua panelling to walls.

Outside Beautiful lawned gardens with countryside views to the rear with conifers, decking, decked beds, summer house, outside lighting, power and cold water tap. To the right hand side of the house is a gated paved path providing front to rear access and to the front lawned verge with shrubs and adjacent long and wide block paved drive providing ample off road parking and access to the garage.

Garage 6.20 x 2.63. An integral garage with automated entry door, light, power and housing the gas boiler.



- Superb cul de sac position
- Close to open countryside
- Beautiful gardens
- Five bedrooms and two bathrooms
- Three reception rooms
- Conservatory
- Ample parking 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

Approx. 105.0 sq. metres (1129.8 sq. feet)



First Floor

Approx. 71.9 sq. metres (774.4 sq. feet)



Total area: approx. 176.9 sq. metres (1904.2 sq. feet)

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