

Freehold

Asking Price: £350,000

Rose Court, Wickersley, Rotherham,  
South Yorkshire, S66



LINCOLN RALPH



Tel: 01709 278978

Email: [info@lincolnralph.com](mailto:info@lincolnralph.com)

[www.lincolnralph.com](http://www.lincolnralph.com)

# Rose Court, Wickersley, Rotherham, South Yorkshire, S66

## OUTSTANDING DETACHED BUNGALOW! SUPERB LOCATION, REAR EXTENSION, TWO BEDROOMS AND TWO BATHROOMS, LOVELY FRONT AND REAR GARDENS, TWO DRIVEWAYS AND GARAGE, NO ONWARD CHAIN!

Within this highly sought after location a two double bedroom extended detached bungalow offering easily manageable, high quality accommodation within this super convenient position close to comprehensive amenities within the village. Including gas central heating and double glazing, beautiful gardens, en suite to master bedroom, superb rear garden room and two driveways and garage. Entrance hall, side entrance porch, lounge, fitted kitchen, garden room, two bedrooms with master en suite and separate well appointed bathroom. Immaculate both inside and out this really is a superb bungalow within walking distance of the Tanyard and short drive to both the M1 and M18. An absolute must view!

**Entrance Hall** With composite side entrance door, two cloaks cupboards and access to the loft.

**Side Entrance Porch** A double glazed porch with double glazed rear entrance door, tiled floor and access door to the garage.

**Lounge** 6.48 x 3.31. With front bow window, side window and focal fireplace with inset open flame gas fire.

**Kitchen** 3.43 x 3.26. With an extensive range of fitted shaker style units with roll edge worktops, sink with mixer tap, breakfast bar and tiling to the sink and worktop area. Side window (to porch), tiled effect vinyl floor, plumbing for washer and double glazed door providing access to the side porch. Integrated dishwasher, gas hob with extractor and electric oven.

**Garden Room** 6.40 x 3.90. A wonderful and large second reception room with overlooking the rear garden. Pitched ceiling with downlights, air con unit and double glazed French doors to the rear.

**Bedroom One** 2.95 x 2.10. (Minimum measurements excluding door recess)

With fitted wardrobes and double glazed patio doors providing access to the garden room.

**Bedroom Two** 4.16 x 3.44. With side window, wardrobes, dressing table and bedside tables.

**En Suite Shower Room** 1.96 x 0.96. With wc, wash basin and shower enclosure with thermostatic shower. Side window, vinyl floor, fully tiled walls and downlights to ceiling.

**Bathroom** 2.23 x 1.93. With white suite comprising wc, wash basin and bath with mixer shower. Side window, tiled effect vinyl floor, fully tiled walls and downlights to ceiling.

**Outside** To the rear of the bungalow are very well maintained lawned gardens with flowering borders, a variety of shrubs, paved patio and detached sectional store.

To either side of the bungalow are gated paved pathways allowing front to rear access and to the front lawned gardens with flowering borders. There are two block paved driveways providing ample off road parking one which leads to the garage.

**Garage** 4.89 x 2.88. An attached brick garage with up and over entry door, light, power, combination gas boiler, cold water tap and access door to the side porch.



- Superb location
- Extended detached bungalow
- Two bedrooms and two reception rooms
- En suite bathroom
- Lovely gardens
- Ample parking and garage
- Close to extensive amenities

### 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.

