

Freehold

Offers Over: £600,000

Moat Lane, Wickersley, Rotherham,
South Yorkshire, S66



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PREMIER WICKERSLEY LOCATION! SUBSTANTIAL PLOT EXTENDING TO 0.43 ACRES! OFFERING A WEALTH OF POTENTIAL! MATURE GARDENS! FIVE BEDROOM DETACHED DORMER BUNGALOW! VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POTENTIAL ON OFFER.

A five bedroom detached dormer bungalow that enjoys a premier Wickersley location and stands within substantial, mature grounds that extend to approximately 0.43 acres. The residence offers a wealth of potential to the purchaser and is ideally placed to access a range of quality amenities in the village and falls within catchment for highly regarded junior and senior schools along with being a short drive away from the M18/M1 motorway networks. The generous accommodation boasts a porch, hallway, spacious lounge, dining room, conservatory and a kitchen. Three first floor bedrooms and a bathroom. To the first floor are two additional bedrooms and a shower room. Outside, the dwelling is accessed via a long driveway that provides off road parking for several vehicles and leads to a double and single garage. Mature grounds surround the property to all sides and are mainly laid to lawn with a variety of trees and shrubs. Call Lincoln Ralph today to avoid disappointment!

Porch Front facing UPVC double glazed French doors. A door opens to the hallway.

Hallway Having decorative coving to the ceiling, delph rack and a radiator. Stairs rise to the first floor landing and doors open to the lounge, dining room, kitchen, ground floor bedrooms and the bathroom.

Lounge 5.61 x 3.36. A spacious room with a feature fire surround having a marble effect hearth and back. Front facing UPVC double glazed bay window, side facing UPVC double glazed window, wood effect laminate flooring, decorative coving to the ceiling and a radiator.

Dining Room 5.23 x 3.66. A generous size room with decorative coving to the ceiling, side facing UPVC double glazed window and a radiator. Sliding UPVC double glazed doors open to the conservatory.

Conservatory 6.66 x 2.95. The room takes in pleasant views over the gardens via side and rear facing UPVC double glazed windows. There is a front facing UPVC double glazed entrance door along with side facing UPVC double glazed French doors.

Kitchen 4.56 x 3.30. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink unit with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, built in fridge freezer, integrated dishwasher and plumbing for a washing machine. Having tiling to splashback height, beams to the ceiling, side and rear facing UPVC double glazed windows and a radiator. A UPVC double glazed entrance door gives access to the gardens.

Bedroom 1 4.95 x 3.92. (Maximum measurements) Having a range of fitted wardrobes, front facing UPVC double glazed bow window, side facing UPVC double glazed window and a radiator.

Bedroom 2 3.89 x 1.94. Fitted with office furniture, side facing UPVC double glazed window and a radiator.

Bedroom 3 3.93 x 2.80. Having fitted wardrobes, side facing UPVC double glazed window and a radiator.

Bathroom 2.41 x 1.72. Fitted with a coloured suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having partial tiling to the walls, downlights to the ceiling, side facing UPVC double glazed window and a radiator.

Landing Side facing UPVC double glazed window. Doors open to the bedrooms and shower room.

Bedroom 4 4.34 x 3.14. Side facing UPVC double glazed window, double glazed skylight and a radiator.

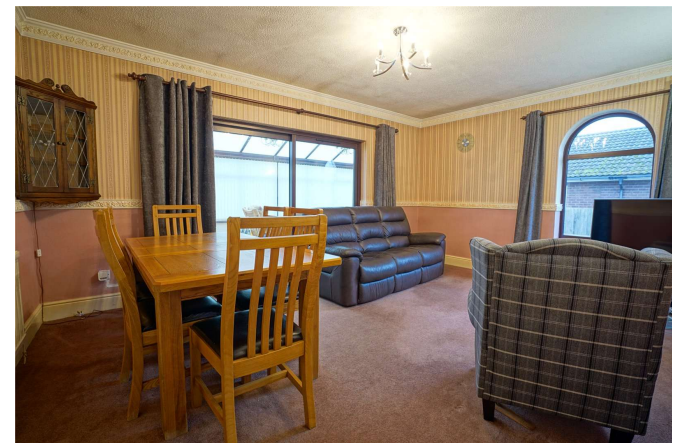
Bedroom 5 4.74 x 2.78. (Maximum measurements) Side facing UPVC double glazed window, double glazed skylight and a radiator.

Shower Room 1.83 x 1.73. Fitted with a white suite comprising a shower enclosure, low flush WC and a wash hand basin. Having tiling to splashback height, shaver point, downlights to the ceiling and a radiator. A door gives access to the eaves where the central heating boiler is housed.

Outside Standing in a substantial plot extending to approximately 0.43 acres of mature grounds. The access is via double cast iron gates that open to a long driveway that provides off road parking for several vehicles. The front enjoys a lawned garden with a variety of mature shrubs and trees with a slate chip water feature. The driveway extend down one side and is bordered by a lawned garden and leads to the garages. To the opposing side is a block paved patio overlooking an ornamental pond and a lawned garden. The extensive rear garden is mainly laid to lawn with a small orchard being home to a variety of fruit trees.

Garage 1 5.50 x 5.35. Automated roller door, power and lighting.

Garage 2 5.49 x 3.67. Automated roller door, power and lighting.



- Five bedroom detached dormer bungalow
- Premier Wickersley location
- Substantial plot extending to 0.43 acres
- Offers a wealth of potential
- Long driveway provides off road parking
- Two garages
- Mature gardens
- In catchment for highly regarded schools
- 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.

