

Freehold

Asking Price: £285,000

The Paddocks, Ravenfield,
Rotherham, South Yorkshire, S65



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SPACIOUS FOUR BEDROOM, THREE STOREY, SEMI DETACHED HOME, SOUGHT AFTER LOCATION, CUL DE SAC POSITION, SHORT DRIVE TO A RANGE OF QUALITY AMENITIES, A MUST VIEW HOME!

A four bedroom, three storey, semi detached home that enjoys a position with a cul de sac within this ever sought after village location. The dwelling enjoys a pleasant and private aspect to the rear and has off road parking provided by a block paved driveway. The accommodation briefly comprises an entrance hallway, WC, fitted kitchen and a spacious lounge. To the first floor is a landing, three bedrooms and a family bathroom. To the second floor is a landing, master bedroom with en-suite shower room. Outside, the rear garden is private and enclosed and low maintenance. The location is just a short drive away from amenities in both Bramley and Wickersley along with the M18/M1 motorway network. Viewing is a must! Call Lincoln Ralph today!

Entrance Hall Front facing UPVC double glazed entrance door and a radiator. Stairs rise to the first floor and doors open to the lounge, WC and the kitchen.

Kitchen 4.58 x 2.66. Fitted with a range of wall mounted and base level units in a high gloss, cream finish with work surfaces incorporating a one and a half bowl sink unit with mixer tap. There is an integrated five ring gas hob with extractor hood over, built in electric oven, integrated dishwasher along with space for an American style fridge freezer and plumbing for a washing machine. Having tiling to splashback height, downlights to the ceiling and a front facing UPVC double glazed window. Sliding doors open to the lounge.

Lounge 4.99 x 4.92. A spacious room with a modern wall mounted, remote controlled electric fire, designer radiator, two double glazed skylights along with rear facing UPVC double glazed bi-folding doors.

WC 1.70 x 0.77. Fitted with a white suite comprising a low flush WC and a vanity wash hand basin. Having tiling to the walls and floor along with a heated towel rail.

First Floor Landing Stairs rise to the second floor and doors open to the first floor bedrooms and bathroom.

Bedroom 2 4.07 x 2.70. (The first measurement is taken to the front of the wardrobe) Fitted with a range of mirror fronted wardrobes, rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.76 x 2.53. Front facing UPVC double glazed window and a radiator.

Bedroom 4 3.08 x 2.16. Rear facing UPVC double glazed window and a radiator.

Bathroom 2.33 x 1.76. Fitted with a white suite comprising a spa bath with shower screen and shower over, low flush WC and a vanity wash hand basin. Having tiling to the walls, front facing UPVC double glazed window and a heated chrome towel rail.

Second Floor Landing A door opens to the master bedroom.

Master Bedroom 3.85 x 3.66. (The latter measurement is taken to the front of the wardrobes) Fitted with a range of mirror fronted wardrobes, front facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 2.22 x 1.49. Fitted with a white suite comprising a shower enclosure, vanity wash hand basin and a low flush WC. Having tiling to the walls, downlights to the ceiling, double glazed skylight and a heated chrome towel rail.

Outside To the front is a block paved forecourt and driveway that provides off road parking. This in turn leads to a converted garage. At the rear is an enclosed, low maintenance garden that is predominantly flagged. The garage has been converted to combine a storage area and garden room.

Garden Room 3.53 x 2.49. Having a flagstone floor, vanity wash hand basin and UPVC double glazed bi-folding doors. A door opens to the front of the garage that provides storage.

Garage Front 2.79 x 1.93. Automated roller shutter door, power and lighting.

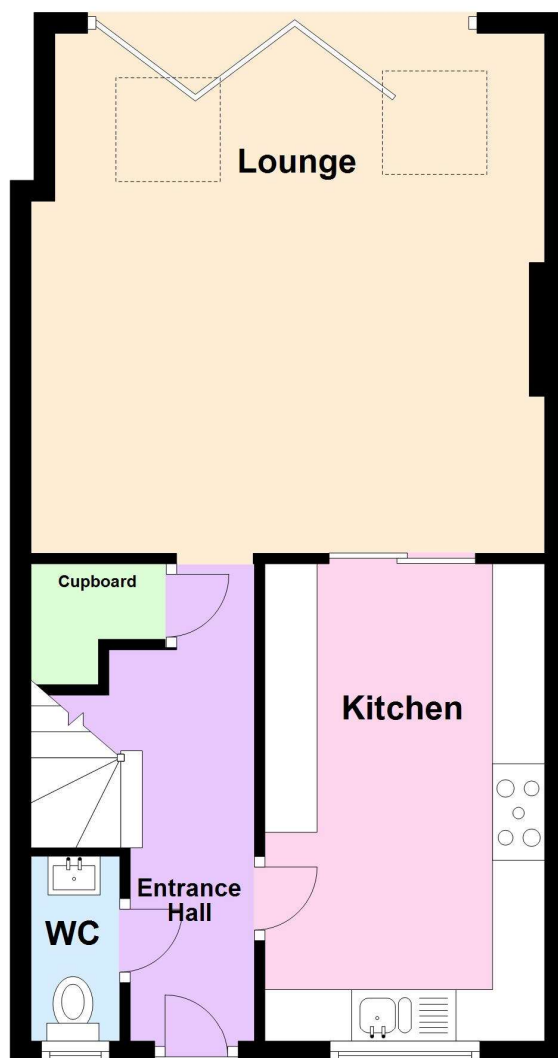


- Four bedroom, three storey semi detached
- Sought after location
- Cul de sac position
- Spacious accommodation
- Master bedroom with en-suite
- Off road parking
- Short drive to M18/M1 motorway network
- Viewing is a must!

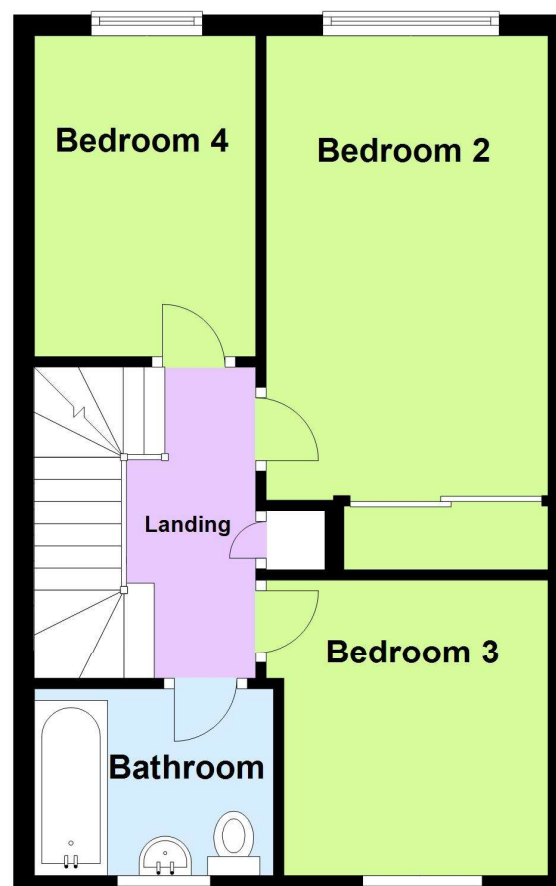
Disclaimer

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.

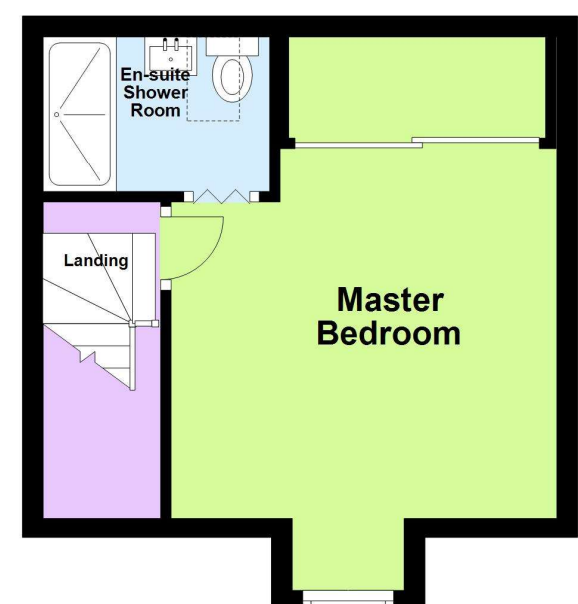
Ground Floor



First Floor



Second Floor



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