

Freehold

Asking Price: £289,995

Prominence Way, Sunnyside,
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FABULOUS FAMILY HOME! FOUR BEDROOMS AND TWO BATHROOMS, BEAUTIFULLY APPOINTED THROUGHOUT, CORNER PLOT GARDENS WITH DRIVE AND GARAGE, AN ABSOLUTE MUST VIEW!

Within this ever popular location an absolutely superb modern detached family home with an exceptional standard of fittings throughout. Including four bedrooms and two bathrooms, gas central heating and double glazing and attractive corner plot gardens with wide drive and garage to the front. The accommodation is arranged over three levels with entrance hall, cloakroom/wc, fabulous fitted kitchen, lounge and large conservatory to the ground floor with three first floor bedrooms and bathroom and top floor master bedroom with adjoining shower room. Within short walk of shopping amenities upon the development and short drive of the M18/M1 motorway making this an ideally placed home. Super spec both inside and out this lovely home is an absolute must view!

Entrance Hall With composite front door, kardean style flooring and stairs rising to the first floor.

Cloakroom/WC 1.77 x 0.90. With wc, wash basin with tiled splash area, front window, extractor fan, downlights to ceiling and Kardean style flooring.

Kitchen 3.23 x 2.67. A highly quality grey gloss finish kitchen with a range of fitted units with quartz worktops and upstands and inset one and a half bowl stainless steel sink with mixer tap. Kardean style flooring, front window and concealed gas boiler. There are an array of appliances comprising induction hob with extractor, double electric oven, integrated washer, dishwasher and fridge freezer.

Lounge 4.95 x 3.88. (Maximum measurements)

The focal point of this lovely room is the feature TV wall incorporating slate surround and log effect gas fire. Understairs store cupboard and French doors providing access to the conservatory.

Conservatory 3.59 x 3.23. A large conservatory with laminate floor and French doors opening to the rear garden. The current owners use this room as a dining room.

First Floor Landing With stairs rising to the top floor.

Bedroom Two 3.59 x 2.75. With rear window, fitted wardrobes and laminate floor.

Bedroom Three 3.05 x 2.52. With front window and fitted wardrobes.

Bedroom Four 2.68 x 2.13. With rear window and laminate floor.

Bathroom 2.31 x 1.75. With white suite comprising wc, wash basin and freestanding bath with mixer shower. Downlights to ceiling, front window, towel rail/radiator and fully tiled floor and walls

Top Floor Landing

Master Bedroom 5.64 x 4.03. A large master bedroom with windows to front and rear, loft hatch and a range of fitted bedroom furniture including wardrobes, over bed storage and bedside tables.

Shower Room 2.00 x 1.91. (Maximum measurements)

With wc, wash basin with vanity unit beneath and shower enclosure with monsoon head shower and separate hand attachment. Rear window, towel rail/radiator, shaver point and aqua panelling to walls.

Outside With attractive rear enclosed garden with artificial grass, outside power and decking area with pergola over. There is a rear entry door to the garage and to the side a gated path with artificial grass. To the front are two part lawned gardens separated by a paved entry path. A driveway with further off road parking adjacent provides access to the garage.

Garage 5.05 x 2.74. A semi detached garage with automated entry door, light, power and access door to the rear garden. The garage has plastered and painted walls, ceiling downlights and laminate floor.



- Immaculate family home
- Four bedrooms and two bathrooms
- Corner plot with drive and garage
- Beautifully appointed throughout
- Fitted kitchen with appliances
- Conservatory
- Close to amenities and M18/M1

Disclaimer

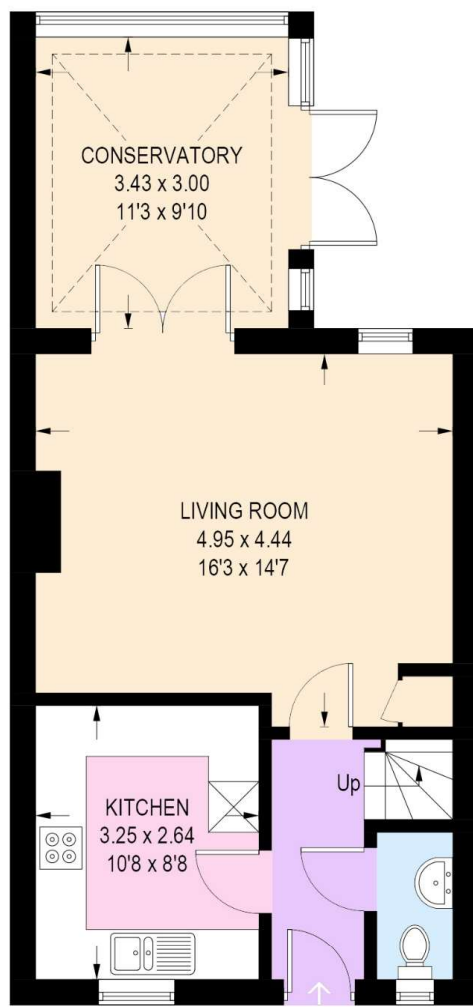
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, 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.

5 PROMINENCE WAY

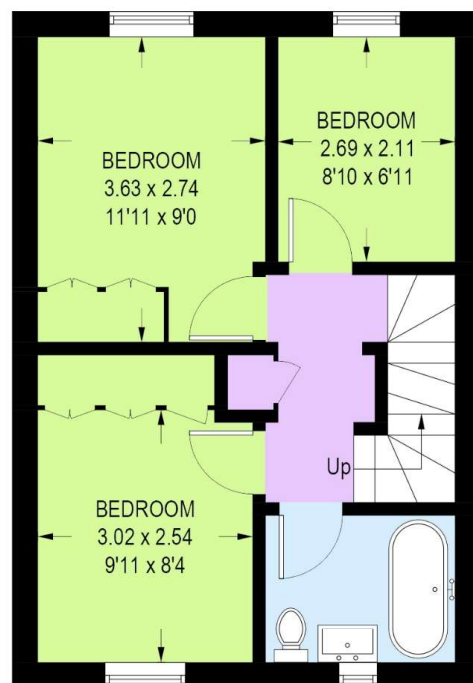
APPROXIMATE GROSS INTERNAL AREA = 112 SQ M / 1205 SQ FT

GARAGE = 14 SQ M / 151 SQ FT

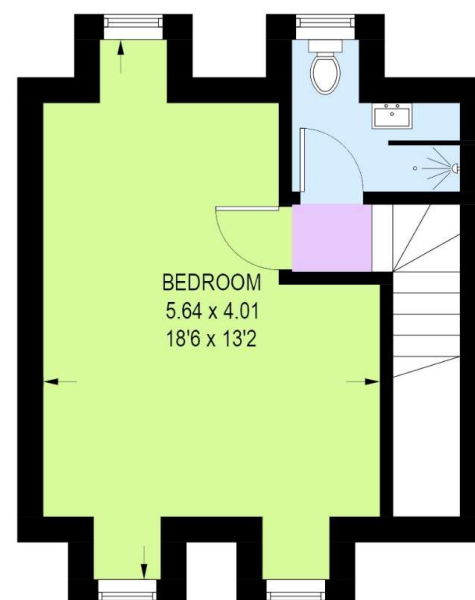
TOTAL = 126 SQ M / 1356 SQ FT



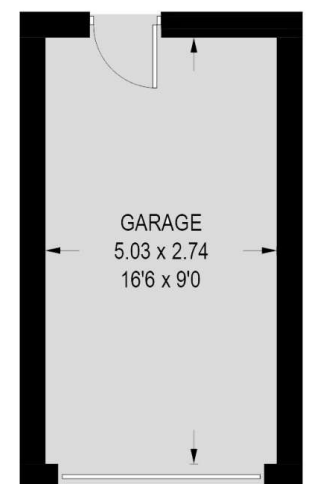
GROUND FLOOR
48.5 SQ M / 522 SQ FT



FIRST FLOOR
36.9 SQ M / 397 SQ FT



SECOND FLOOR
26.6 SQ M / 286 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.