



# Moat Lane, Wickersley, Rotherham, South Yorkshire, S66

## EXTENDED FAMILY LIVING AT ITS BEST! DETACHED DORMER RESIDENCE WITH SEPARATE DETACHED BUNGALOW IN THE GROUNDS, HUGELY VERSATILE ACCOMMODATION OPTIONS, OPEN PLAN LIVING, OFF ROAD PARKING AND DOUBLE GARAGE.

Within this ever sought after location towards the more tranquil end of the village an outstanding opportunity to acquire a large detached dormer residence with additional detached annexe bungalow to the grounds both constructed around 2006. Offered as a whole this is an ideal option for extended family/dependant relative living in such a lovely setting with a fifth of an acre plot and woodland aspect at the rear. The principal residence has four bedrooms and three bathrooms, open plan living areas, underfloor gas heating, double garaging and extensive rear gardens with the annexe bungalow having one bedroom, dining kitchen, lounge, bathroom and gas central heating. Both have double glazing to windows and external doors. Within easy reach of lovely countryside walks and short drive to comprehensive amenities within the village and the M18/M1 motorways. An absolute must view!

### 17 MOAT LANE

**Entrance Hall** With front entrance door, tiled floor and stairs rising to the first floor.

**Study** 2.28 x 2.17. With front window, tiled floor and spotlights to ceiling.

**Dining Kitchen** 9.39 x 4.07. A large open plan room with an extensive range of fitted units with granite worktops and upstands and central island with breakfast bar. Double bowl stainless steel sink with mixer tap, tiled floor, spotlights to ceiling and windows to side and rear. Appliances comprise four ring gas hob with extractor, electric oven, microwave, fridge, freezer and dishwasher.

**Lounge** 5.80 x 5.37. Open plan to the dining kitchen this large, light and airy living room has tiled floor and bi-folds overlooking and opening to the rear gardens.

**Utility Room** 3.57 x 1.60. With a range of fitted units with granite worktops and upstands, Belfast sink with mixer tap and tiled floor. Ceiling spotlights and side entrance door.

**Cloakroom/WC** 1.88 x 1.60. With wc and wash basin in white, tiled floor, towel rail/radiator, shelved store cupboard, extractor fan and ceiling spotlights.

**First Floor Landing** With side window, ceiling spotlights and loft access.

**Master Bedroom** 6.14 x 3.72. (Maximum measurements) With side and rear windows and spotlights to ceiling.

### Walk in Wardrobe

**En Suite Shower Room** 2.53 x 1.59. With white suite comprising wc, bowl wash basin with vanity unit beneath and shower enclosure with tiling and glass screen. Mirrored bathroom cabinet, towel rail/radiator, tiled floor and ceiling spotlights.

**Bedroom Two** 3.39 x 3.29. (Measurements excluding recess) With front window and open plan wardrobe recess.

**En Suite Shower Room** 1.98 x 1.54. With wc and wash basin in white and shower enclosure with tiling and glass screen. Towel rail/radiator and tiled floor.

**Bedroom Three** 3.73 x 3.43. With rear window and spotlights to ceiling.

**Jack and Jill En Suite Bathroom** 2.88 x 2.78. With white suite comprising wc, wash basin, cast iron bath and walk in shower area with monsoon shower head and separate hand attachment. Side window, towel rail/radiator

**Bedroom Four** 3.97 x 3.73. (Measurements excluding long door recess) With side window and spotlights to ceiling.

**Outside** To the rear are extensive lawned gardens and split level stone paved patio areas. To the front is a boundary wall with two sets of double wrought iron gates providing vehicular entry to the block paved drive and access to the garages. There are walled stone paved area to the side of the driveway. There are stone paved paths to either side of the property providing front to rear access one having an outside tap.

**Integral Garages** A double garaging facility provided by two side by side single garages.

**Garage 1 (Left hand side)** 5.22 x 2.66. With light, power and automated entry door.

**Garage 2 (Right hand side)** 5.22 x 2.66. With light, power, automated entry door and gas boiler with pressurized cylinder.

### 17 A MOAT LANE

**Dining Kitchen** 5.74 x 2.44. With a range of fitted units with roll edge worktops, one and a half bowl stainless steel sink with mixer tap and tiling to the sink and worktop area. Tiled floor, front and side windows, plumbing for washer, ceiling spotlights, loft access and side entrance door.

**Cloakroom/WC** 1.97 x 1.53. With wc and wash basin in white, rear window, tiled floor, extractor fan and cylinder cupboard.

**Lounge** 3.84 x 3.80. With ceiling spotlights

**Bedroom** 3.82 x 3.15. With rear window, sliding door wardrobes and spotlights to ceiling.

**En Suite Shower Room** 2.02 x 1.87. (Maximum measurements) In white with wc, wash basin and shower enclosure with shower. Rear window and spotlights to ceiling.

**Outside** To the rear of the bungalow are paved patio areas, outside tap and two large brick detached store buildings which have light and power (both 2.45 x 3.42).

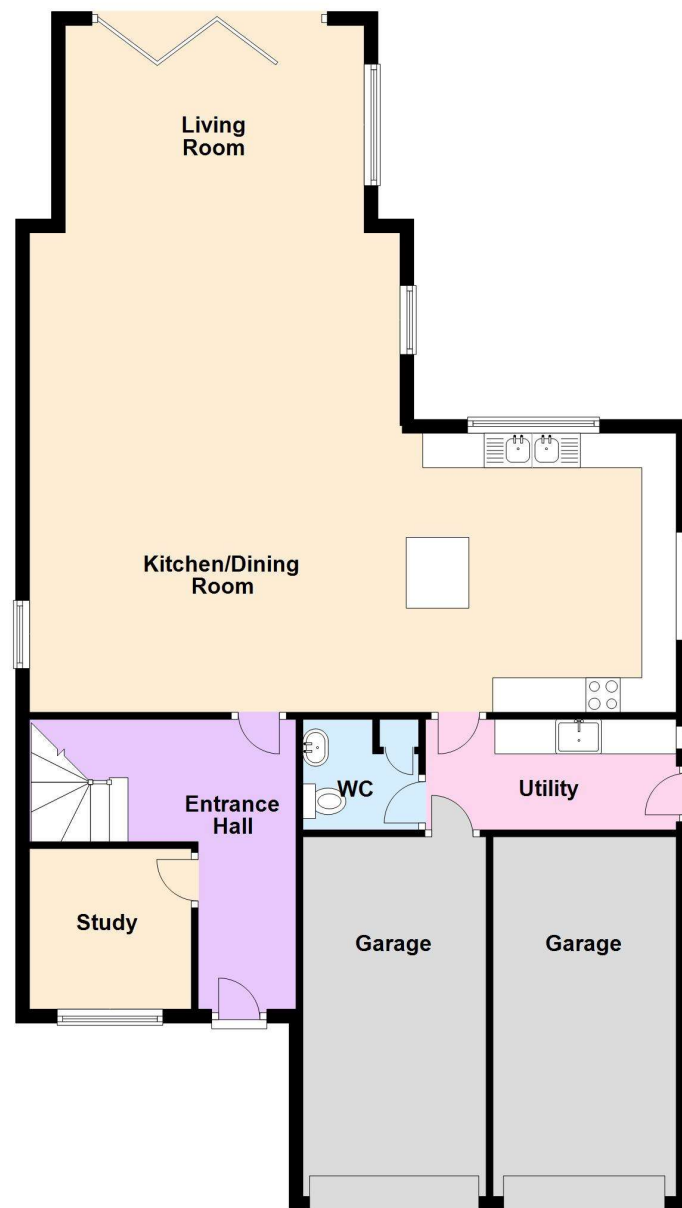


- Extended family living
- Detached dormer bungalow
- Four bedrooms and two bathrooms
- Open plan living
- Separate detached bungalow in the grounds
- Extensive rear garden with woodland aspect
- Double garage

### 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



First Floor

