



4 College Park Close, Rotherham, S60 2TW

Asking Price £485,000

This immaculate four bedroom family home situated in Rotherham, close to Rotherham Town Centre and Rotherham Hospital. This property offers substantial living space throughout and would certainly be an excellent choice for anyone looking for the ideal family home with ample parking.

Entrance Hall

Having a double glazed door, an oak staircase leading to the first floor landing.

Office / Reception Room 9'1" x 12'7" (2.79 x 3.86)

Having a front facing window, a radiator and built in storage.

Lounge 11'10" x 8'9" (3.63 x 2.69)



Having two side facing windows, a front facing window and a fireplace, spotlights to ceiling and tiled flooring.

Dining Room 8'9" x 11'10" (2.69 x 3.63)



Open plan dining room leading into the conservatory.

Conservatory 12'2" x 15'10" (3.73 x 4.83)



Overlooking the rear garden,

Kitchen 15'8" x 10'0" (4.80 x 3.05)



Having a range of wall and base units, granite work surfaces and a space for a range cooker and a central island providing more work surfaces.

Utility Room 10'4" x 4'9" (3.15 x 1.45)



Having a window and a door leading to the rear garden, base units with a sink and drainer, space for a washing machine and fridge freezer. There is a door leading to the W.C.

Downstairs W.C

Having a low level w.c and hand wash basin.

First Floor Landing



Bedroom One 14'4" x 11'10" (4.39 x 3.63)



Having a front facing window, a radiator and a range of fitted wardrobes and drawers.

En Suite

Having a four piece suite comprising of a panelled bath, shower cubicle, hand wash basin and low flush w.c.

Bedroom Two 12'0" x 11'3" (3.66 x 3.45)

Having a window, a radiator and fitted wardrobes.

Bedroom Three 8'3" x 12'0" (2.54 x 3.68)



Having a window, a radiator and a fitted wardrobes.

Bedroom Four 17'1" x 12'9" (5.21 x 3.91)



Having two sky lights, a radiator and storage.

Bathroom



Having a walk in shower cubicle, w.c, and hand wash basin. A double glazed window and spotlights to the ceiling.

Outside



To the front of the property is a driveway leading to the garage.

To the rear of the property is a mainly laid to lawn garden and a patio area.

Material Information

Council Tax band F.

Property Tenure: Freehold

Floor Plan



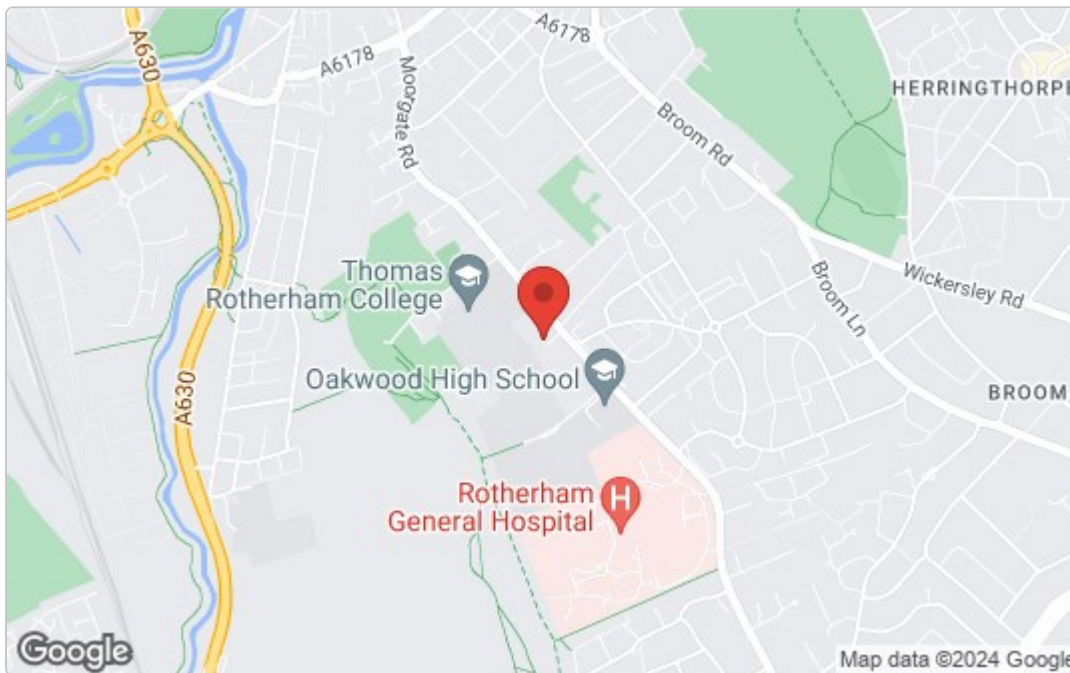
Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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