



# PRESTIGIOUS HOMES

merryweathers  
Est. 1832

Pinchfield Lane, Wickersley, Rotherham, S66 1FD

Price Range £575,000



\*\*\* PRICE RANGE £575,000 TO £600,000\*\*\*

A stunning and immaculately presented STONE BUILT DETACHED FAMILY HOME located on an exclusive development in Rotherham's most sought after suburb.

The property, which is in excellent decorative order throughout, offer GAS CENTRAL HEATING, uPVC DOUBLE GLAZING and a LARGE DETACHED GARAGE.

The accommodation comprises: reception Hall, Cloakroom, Study/Office, Lounge, separate Dining Room, re-fitted Kitchen, Utility Room, galleried Landing, master Bedroom with En-Suite, three further Bedrooms and family Bathroom. The property occupies a corner plot with enclosed walled rear garden and ample off-road parking for several vehicles.

### RECEPTION HALL

With composite front door and radiator

### CLOAKROOM

With close coupled W.C. and wash hand basin, heated towel rail and opaque glazed window

### STUDY

With radiator and front facing window

### LIVING ROOM

A bright and spacious room having two picture windows, double panelled radiator and 'Adam' style fireplace surround with living flame coal effect gas fire. Glazed double doors open into the Dining Room

### DINING ROOM

With double panelled radiator and sliding patio doors opening into the rear garden

### BREAKFAST KITCHEN

Re-fitted with contemporary units incorporating a composite sink with monobloc tap beneath the rear facing window. Integrated halogen ceramic hob with high level extractor hood. Electric double oven. Fitted breakfast bar. American style fridge/freezer recess.

### UTILITY ROOM

With matching base and wall units and inset stainless steel sink. Composite side entrance door and rear facing window.

### GALLERIED LANDING

With radiator, front facing window and linen cupboard

### REAR BEDROOM ONE

With radiator and window. Fitted wardrobes to one wall with bed side cabinets and drawer unit.

### EN-SUITE

Comprising a corner shower cubicle

and 'Mira' shower, vanity wash hand basin and W.C. Heated towel rail and opaque window

### FRONT BEDROOM

With radiator and window

### FRONT BEDROOM

With radiator and window

### REAR BEDROOM

With radiator and window

### FAMILY BATHROOM

Comprising a panelled bath with 'Mira' shower and screen, close coupled W.C. and vanity unit. Heated towel rail and opaque glazed window.

### OUTSIDE

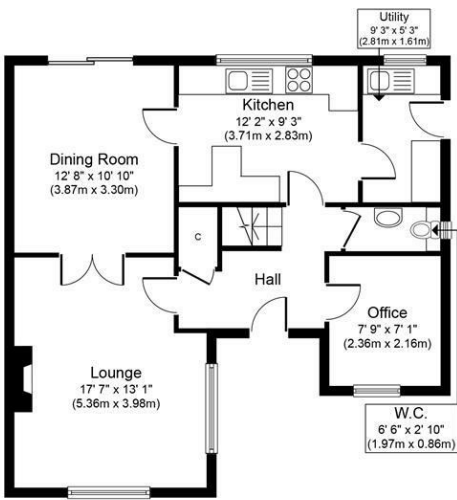
The property occupies a corner plot with lawned front garden. A side driveway leads through wrought iron double gates to the larger than average detached double Garage with inspection pit. The rear garden is lawned and enclosed by a stone boundary wall



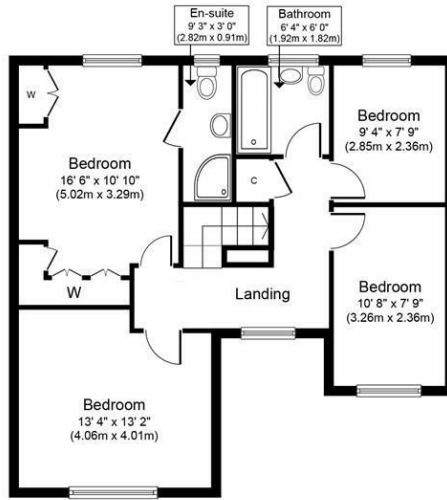




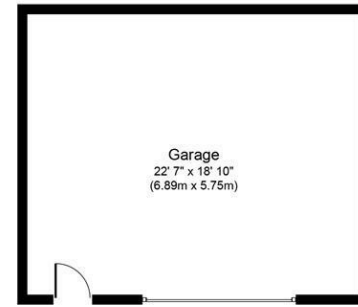
# Floor Plan



**Ground Floor**  
 Approximate Floor Area  
 687 sq. ft.  
 (63.8 sq. m.)



**First Floor**  
 Approximate Floor Area  
 687 sq. ft.  
 (63.8 sq. m.)



**Garage**  
 Approximate Floor Area  
 430 sq. ft.  
 (40.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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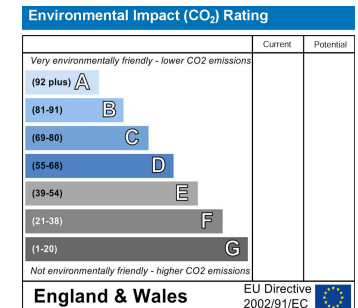
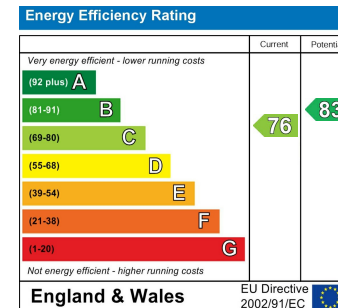
# PRESTIGIOUS HOMES



## Area Map



## Energy Efficiency Graph



[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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