



Croft Bank
Chapel Hill | Whiston | Rotherham | S60 4HW

FINE & COUNTRY

CROFT BANK



An individually designed and built family home set within private grounds of 0.4 of an acre, enjoying south west facing landscaped gardens and a desirable village location.







KEY FEATURES

This stunning home is flooded with natural light, enjoys an impressive open plan living kitchen in addition to 4/5 bedrooms and the potential for a self contained ground floor suite. The house enjoys a delightful village location; local services and amenities in abundance, open countryside is within walking distance resulting in the most idyllic of external lifestyles whilst the M1 motorway is within a 5 minute drive ensuring convenient access throughout the region.

A double glazed entrance door opens into the reception hall which has windows to two aspects overlooking the front gardens. A cloak room is presented with a modern two piece suite.

To the ground floor a double bedroom overlooks the front garden. An additional double bedroom presents generous proportions offering versatile accommodation which would make an excellent home office or leisure suite.

First floor

A central hallway spans the depth of the property, has two useful storage cupboards and gives access to all first floor accommodation.

A stunning living kitchen offers exceptional proportions, has windows to the front aspect commanding a stunning outlook; double glazed patio doors open directly onto a south facing balcony. A fully glazed wall to the side aspect invites an abundance of natural light indoors and has an internal patio door opening directly onto the garden. This room is presented with a bespoke range of fitted kitchen furniture with solid wood work surfaces incorporating a double Belfast pot sink. A compliment of appliances includes a Belling stove consisting of a double oven and grill, a five ring hob, hot plate and concealed extractor fan. There is a dishwasher, a fridge and a freezer. A rustic brick chimney breast forms the focal point of the room and is home to a living flame dog grate gas fire. The utility is presented with furniture matching the kitchen, a work surface incorporating a stainless steel sink unit, the room having plumbing for an automatic washing machine, space for a dryer and space for an American style fridge freezer.

The lounge is situated to the front aspect of the house has two windows commanding a pleasant outlook over the grounds and beyond.

A second sitting room or fifth bedroom has a window to the front with a door opening directly onto a south facing balcony with wrought iron surrounds. A fireplace has a marble inset and hearth which is home to a living flame gas fire.















KEY FEATURES

There are two additional bedrooms, one with a window overlooking the side garden the other positioned at the rear with a window directly overlooking the garden.

A family bathroom offers generous proportions, has windows to two aspects, one of which commands long distance views, whilst a three piece suite is complimented by modern tiling to both walls and floor.

The second bathroom is presented with a four piece suite consisting of a wash hand basin with vanity drawers beneath, a low flush W.C, a free standing roll top bath and a step in shower with fixed glass screens and a Victorian style shower head. This room has full tiling to the floor and complimentary tiling to the walls.



Externally

The property is approached by a private driveway providing off road parking for several vehicles and gaining access to the double garage. At the immediate front of the house is a cobbled seating terrace with established shaped flower borders and an additional lawn. To the south west aspect of the property, accessed directly off the living kitchen is a privately enclosed garden, in the main laid to lawn with established flower, tree and shrub borders and pea gravelled walkways leading to an external patio. To the east aspect of the house garden extends from the rear and has established specimen plant, fruit trees and shrubs resulting in a private border.

Garage

An integral double garage with two up and over entrance doors, power and lighting.











LOCAL AREA

Occupying a delightful village position commanding a stunning outlook to the front and enjoying one of Rotherham's most sought after post codes. Positioned on the outskirts of Rotherham slightly south of Sheffield within a few miles of Junction 33 of the M1 motorway and the M18 at junction 1. The immediate locality provides local services and amenities whilst open countryside is easily accessed as are open walks and an idyllic external lifestyle.

The location is both private and convenient; central to major commercial centres whilst being only a short drive from the centre of Wickersley and associated amenities which include shops, bars and restaurants at the Tanyard. The small town of Conisborough and the famous Castle is easily accessible as is the picturesque village of Wentworth and associated attractions such as Wentworth Woodhouse, the garden centre and traditional village pubs and restaurants. Further attractions include Greasborough Dams whilst Rother Valley and the popular water park are within a 20 minute drive. Meadowhall shopping centre is accessed within 15 minutes and Clifton Park offers an ideal day out for children as does the Magna Science centre. Attractions further afield include Chatsworth and the glorious scenery of the Peak District. In short, a delightful location close to both Rotherham and Sheffield; an abundance of attractions and the M1 / M18 motorway.





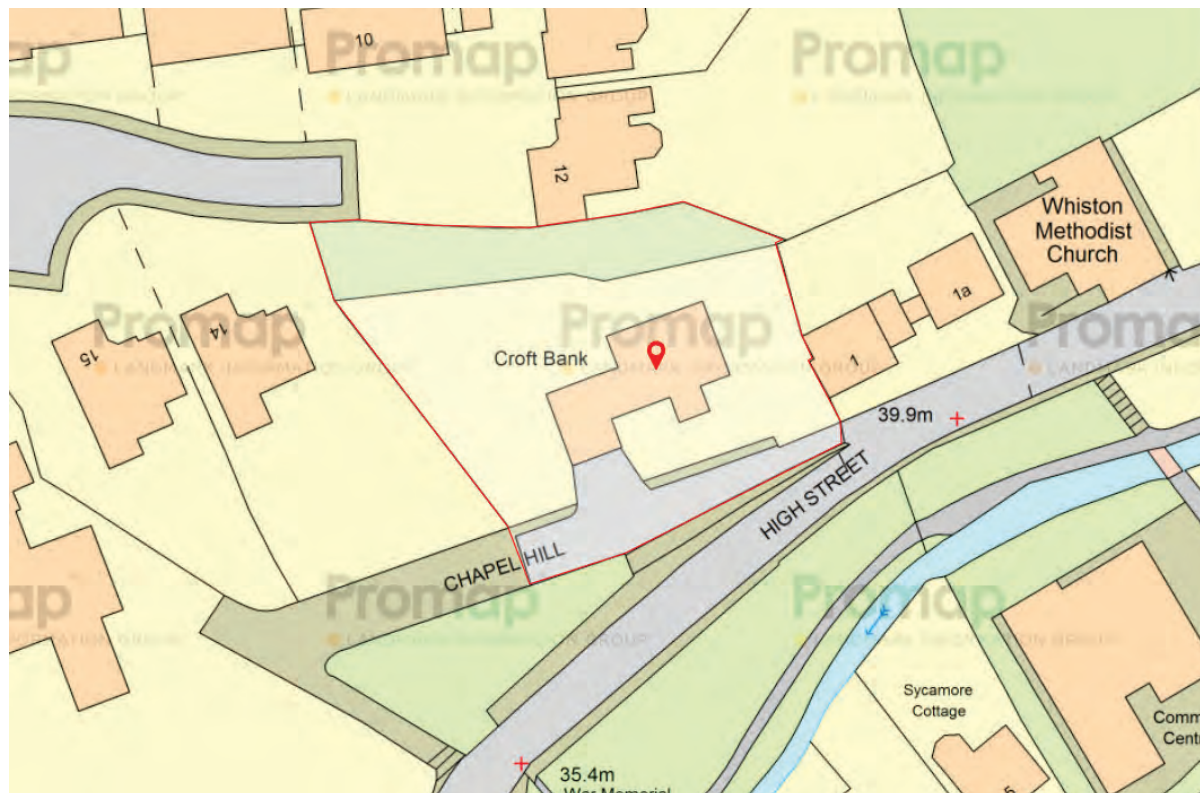
INFORMATION

Additional information

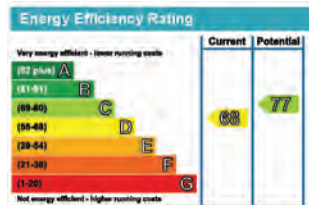
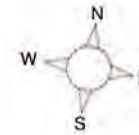
A freehold property with mains gas, electric, water and drainage.

Directions

From junction 33 of the M1 motorway follow Rotherway to the roundabout and take the second turning onto the A631 Bawtry Road. Take the second right hand turning onto the A618 Pleasley Road and then left onto High Street. The property is on the left; the only house on Chapel Hill.



Croft Bank, Chapel Hill Whiston, Rotherham
Approximate Gross Internal Area
Main House = 2200 Sq Ft/204 Sq M
Garage = 511 Sq Ft/47 Sq M
Balcony external area = 228 Sq Ft/21 Sq M
Total = 2711 Sq Ft/251 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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