

GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.

1ST FLOOR
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA: 2321 sq.ft. (215.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



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8, Pinchfield Court, Rotherham, S66 1FE **Guide Price £540,000**

8 Pinchfield Court, Wickersley,
Rotherham, South Yorkshire, S66 1FE

Description
 Guide Price £540,000 - £550,000
 Situated to a cul de sac location in this extremely sought after & highly desirable area of Wickersley, is this beautiful extended 4 bedroom detached family home which can only be truly appreciated via an internal inspection.
 Situated within the catchment area for arguably Rotherham's best Comprehensive School, the property is absolutely ideal for the growing family as it boasts 4 reception rooms, 4 double bedrooms 2 of which have en suites & a double integrated garage.
 Adjoining the living room is an open plan dining area & access through to the sun lounge with double doors giving access to the rear garden. The superb extended breakfast kitchen is fitted with a gorgeous & modern range of gloss finished wall, base & drawer units with integrated coffee machine, wine cooler & a central island. There are Bosch cooking appliances & granite work surfaces inc. a drainer. From the seating area are french style doors to the rear garden & there is also a utility room leading off the kitchen.
 To the 1st floor are 4 double bedrooms, the Principal bedroom with fitted wardrobes to 2 walls & with doors leading to the concealed ensuite. As you would expect, this has a high quality white 3 piece shower suite. Bedroom 2 has a walk through dressing room with fitted wardrobes & with a further en suite shower room. The lovely family bathroom houses a white 3 piece suite with an oval shaped bath inc. tiled recess shelves just above bath height, together with a recessed vanity unit.
 Fronting the property is a spacious driveway providing ample off road parking with further side parking ideal for the caravan, motorhome or boat. The integral garage has an electrically operated roller door, power and light points & houses the combination boiler. A rear courtesy door leads to the rear garden. To the rear is a spacious lawned garden which continues to the side with mature borders & a garden shed.
 Within approx. 3 miles of the property is the M18 motorway making it ideal for the commuters, close to very good Primary & Secondary Schools not to mention all the amenities within Wickersley itself.
 Early viewing highly recommended.

- A beautiful extended 4 bedroom detached executive style home
- Located to a cul de sac location
- 2 en suite bedrooms
- Very spacious & enclosed rear/side lawned garden
- Ground floor WC, utility room & a study
- FREEHOLD / TAX BAND F
- Catchment for Wickersley Sports College (comprehensive)
- Large driveway for abundance of parking inc. caravan home storage
- Integral Garage
- Viewing highly recommended

