



2, Holmes Lane

ROTHERHAM, S65 4PJ

Price : Offers In Excess Of £600,000

Tenure : Freehold

EPC Rating :

Council Tax : Band F

Local Authority : Rotherham

If you have been looking for a stone built 4 bedroom family home within an idyllic 'village' setting & large garden with fantastic open views, then you may have just found it! Only from a viewing of this property can both the internal & external features be truly appreciated. On my visit to this family home I was taken away by not only the size of the rear garden but from the bottom of the garden the views across open fields is so enjoyable! You will not be disappointed from within either.

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Only from a viewing of this property can both the internal & external features be truly appreciated. On my visit to this family home I was taken away by not only the size of the rear garden but from the bottom of the garden the views across open fields is so enjoyable! You will not be disappointed from within either. The property is initially approached via gated access to a shared courtyard area which fronts this & the property opposite. The double garage & entrance door is approached from here, whilst to the left side of the property are double wrought iron gates which open onto the large driveway area with the expanse of garden beyond.

Along with the front door leading to the entrance hallway there is also a side entrance giving access to a well lit hallway/seating area. A cosy space with a superb recessed brick built fireplace housing a log burner & views over the rear. Leading from the



- A substantial 4 double bedroom family home with phenomenal garden
- Ground floor WC & a utility room
- Stone rear patio area
- Freehold. Council Tax Band F

- Ensuite to Principal bedroom with balcony overlooking gardens
- Security alarm & CCTV for added security
- Fantastic home for the growing family
- Double integrated garage & gated access to driveway
- Shared courtyard area to the front
- Viewing highly recommended



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adjoining inner hallway is a ground floor WC & utility room, but the main hub to the property is without doubt the large open plan dining kitchen with snug area. This well appointed kitchen area has an abundance of fitted units along with a large central island with granite tops. Beneath the rear window is a Belfast style sink. There is a recessed range cooker & from the dining area are french style doors giving access to the rear patio area. The open plan ground floor space then leads from the dining area to the front facing living room. Again, well lit via an abundance of natural light this room also has a beautiful brick built fire place housing a further log burner,

To the first floor are 4 good size bedrooms, no more so than the Principal bedroom. Wow. With french style doors opening onto a balcony area with far reaching views over the garden & fields to the side. A Sunday morning cup of coffee really can be enjoyed from your bed whilst enjoying the views over garden! Leading from the bedroom is a good size, modern & attractive 3 piece shower suite in white with co-ordinating grey tiled walls & floor. The house bathroom is also fitted with a modern white suite with shower over the bath & further co-ordinating tiling to the walls & floor area.

Outside, well this truly is an enjoyable space for the garden lovers or for the kids to roam about. This large, beautiful garden has mature trees bordering one side with open fields bordering to one side. To the foot of the garden are former stables but there is power to them so after a bit of D.I.Y. work the successful purchaser could have their own bar area here (subject to any relevant permissions required). Leading immediately off the dining area is an enclosed patio area with further covered area, ideal for the hot tub!

This incredible property is just a few yards from the local Church & approx. 200 yards from the well known Earl of Strafford public house. The open spaces of Thrybergh country park are also within half a mile. Upon adjoining Doncaster Road are bus services to Rotherham & Doncaster town centres respectively.

All in all a superb family property that can only be truly appreciated from an internal viewing.





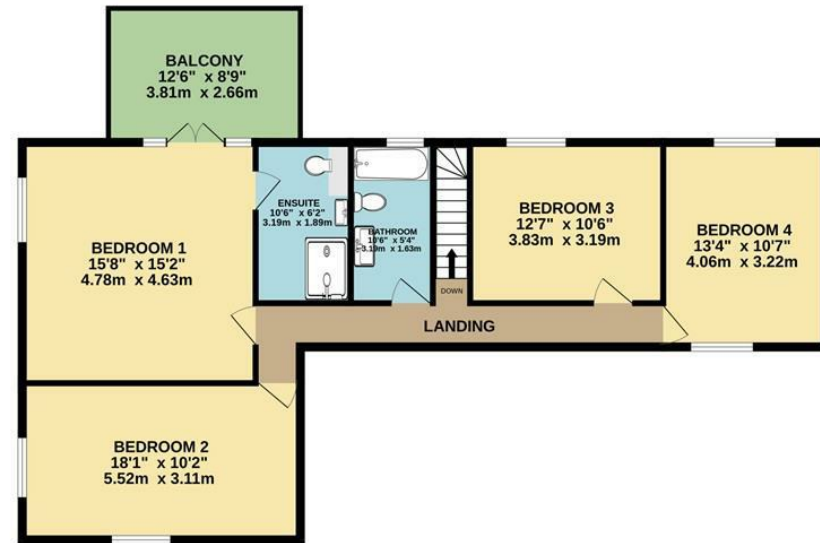
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GROUND FLOOR
1553 sq.ft. (144.2 sq.m.) approx.



1ST FLOOR
924 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA : 2477 sq.ft. (230.1 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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