



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



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LOCKWOOD
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41, Ashfield Way, Rotherham, S66 3RT

Offers In The Region Of £320,000

41 Ashfield Way, Woodlathes Village,
Rotherham, S66 3RT

Description
Discover Your Future Haven
Step into your prospective residence - an enchanting four bedroom detached dwelling that offers a tranquil escape from the frenetic pace of modern life. This brochure extends a glimpse into the extraordinary features of this property, which marries the comforts of a modern lifestyle with enduring character.

Upon entering through the entrance door, you are welcomed by a spacious entrance hall, from which all ground floor rooms seamlessly flow. The front of the house houses a charming living room with a bay window, featuring a striking limestone fireplace and a warm coal effect living flame fire. The rear of the property reveals a well-designed dining kitchen with an extensive array of units, including integrated appliances such as a dishwasher, a gas hob, and a split-level double electric oven. This space also leads to a cozy "snug area" with rear-facing French-style doors opening to the garden. A feature archway from the kitchen grants access to the utility room, complete with plumbing for the washing machine.

Ascending to the first floor, you'll discover the four bedrooms and a family bathroom. The Principal bedroom, situated at the front, offers mirror-fronted wardrobes for storage and an ensuite shower room for added convenience. Bedroom two, also a double bedroom, benefits from fitted wardrobes. Bedroom three is a well-proportioned single bedroom, while bedroom four, positioned at the front of the house, is another single bedroom. The family bathroom is equipped with a modern 3-piece suite, including a bath with a shower, a vanity wash basin, and a low-level WC, complemented by tasteful wall and floor tiling.

Outside the property, a set of wrought iron gates leads to a driveway, providing off-road parking, and leads to a single detached garage. In the front, a lawned garden area is screened by large conifers, enhancing privacy. To the rear, a contemporary porcelain tiled patio area is paired with a lovely garden, offering an inviting outdoor space.

The neighborhood has its own conveniences, including a nearby convenience store and a public house on the estate. Furthermore, there's a nursery in close proximity, making it an excellent choice for families with young children. Additional convenience stores and shops are available on Flanderwell Lane, with bus services to Wickersley and the town centre easily accessible. The property is also within the catchment area for Wickersley School & approximately 400 yards from reputable J&I Schools. For commuters, the M18 motorway is approximately 2.5 miles away at the Bramley Roundabout.

In conclusion, this property presents a wonderful opportunity for a growing family, combining comfort and convenience in a desirable location.

- A 4 bedroom detached family home
- Coner location upon the ever popular Woodlathes development
- Ground floor WC & a utility room
- Fitted wardrobes to Principal bedroom & bedroom 2
- Spacious dining kitchen with adjoining snug area
- Side driveway & single detached garage
- Security alarm system.
- Close to convenience store & Public House upon Woodlathes
- Fantastic family home
- Freehold.Council tax band D

