

# HUNTERS®

HERE TO GET *you* THERE



Hickleton, DN5 7BA

Guide Price £390,000 - £400,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- SOUGHT AFTER LOCATION
- SOLAR PANELS
- STYLISH DECOR
- EPC RATING: D
- GRADE 2 LISTING
- GARDEN HOUSE PLUS HOT TUB
- GENEROUS DIMENSIONS
- OFF ROAD PARKING
- COUNCIL TAX BAND: C

Tel: 01709 894440

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GUIDE PRICE £390,000 - £400,000. A BREATH OF FRESH AIR! SITUATED IN THE POPULAR RURAL VILLAGE HICKLETON SITS THIS SPECTACULAR, PICTURE PERFECT THREE BEDROOM SEMI DETACHED FAMILY HOME, BEAUTIFULLY PRESENTED THROUGHOUT HOSTING A SIZEABLE PLOT WITH PLENTY OF SCOPE. The property is prominently set in a good commuter location with easy reach to the A1, Doncaster, Rotherham, and Barnsley.

Blending character with a present day contemporary finish, this sumptuous home, boasts both style and substance with a high specification throughout. The property hosts charming features such as log burner, inset spot lighting, three splendid bedrooms, fully tiled on trend Shower rooms and its very own Garden House.

This fabulous property boasts generous dimensions, a flexible layout, tasteful décor throughout, modern fixture and fittings, sizeable garden and off street parking, Briefly comprising Entrance Hall, Lounge, Kitchen, Dining Room, Utility Room, Downstairs WC, Shower Room and three Bedrooms one with private Ensuite and Dressing Room and Downstairs WC. Book now to avoid disappointment!

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## ENTRANCE HALL

Stepping through a beautiful green front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming space providing the perfect location to take off those muddy wellies. Comprising of inset lighting, and wall mounted radiator with further doors leading into the Utility Room, downstairs WC and Dining Room.

## UTILITY ROOM

7'01 x 4'07 (2.16m x 1.40m)

The perfect addition to any home. Having cream wall and base units with solid wood worksurface over, space and plumbing for washing machine and dryer. Plenty of storage space, with stainless sink and matching mixer tap, wall mounted radiator and uPVC window.

## DOWNSTAIRS WC

5'00 x 7'07 (1.52m x 2.31m)

Handy addition to any home comprises generous dimension with tile flooring, pedestal sink, low flush WC and wall mounted radiator. Extra bonus of built in storage and inset spot lighting.

## DINING ROOM

9'10 x 10'06 (3.00m x 3.20m)

Space to dine with family and friends, this room really does bring a charming feel with stunning décor having two skylights filling the room with natural light. Comprising of tile flooring, wall mounted radiator with further oak barn style wooden door leading straight into the Kitchen.

## KITCHEN

17'00 x 15'00 (5.18m x 4.57m)

You really appreciate the added benefits created by this brilliant, exquisite family kitchen, benefiting with high end appliances comprising of a wide range of wall and base units with beautiful solid wood work surface over, integrated double electric oven, five ring gas hob with extractor hood over, integrated fridge freezer as well as integrated cooler, integrated dishwasher and built in sink drainer with stainless steel mixer tap. Stunning shabby chic décor with tiled flooring, wall mounted radiator and uPVC window to the rear with doorway leading straight into the Lounge area.

## LOUNGE

14'03 x 14'10 (4.34m x 4.52m)

Adding further wow factor to this family home. This charming living space is basking with exquisite décor, having uPVC window and double wooden doors with original wooden rear entrance door leading out into the enclosed garden, creating the perfect room to entertain family and friends. The room hosts an impressive log burner giving a great focal point to the room and a cosy feel in the wintry months. Having plenty of room for furniture with wall mounted radiators, aerial point and telephone point and laminate flooring with carpeted stairs rising to first floor.

## LANDING

Carpeted landing comprising of neutral décor with wall mounted radiator and uPVC window. Having stylish oak wooden barn style doors to all three bedrooms and family bathroom.

## BEDROOM ONE

9'03 x 12'00 (2.82m x 3.66m)

A sumptuous master bedroom filled with natural light through the uPVC window looking out into the rear garden. Having sensational décor with carpet flooring, wall mounted radiator and further door leading into the dressing room/en-suite

## DRESSING ROOM

4'09 x 6'01 (1.45m x 1.85m)

Perfect extra room, comprising from a wall of built in high gloss wardrobes with further door leading straight into the private ensuite.

## ENSUITE

4'09 x 7'09 (1.45m x 2.36m)

A generously sized shower room, fully tiled serene tones, comprising glass shower cubicle, vanity unit with built in white ceramic sink, low flush WC, wall mounted chrome heated towel rail, inset spot lighting and extractor fan in place.

## BEDROOM TWO

9'08 x 11'10 including wardrobes (2.95m x 3.61m including wardrobes)

A generously sized double bedroom, boasting built in wardrobes, carpet flooring, wall mounted radiator and uPVC window overlooking the rear garden.

## BEDROOM THREE

7'02 x 7'09 (2.18m x 2.36m)

Here we have a third bedroom, comprising neutral décor, providing built in wardrobes and overhead storage with wall mounted radiator, carpet flooring and uPVC window.

## SHOWER ROOM

4'03 x 6'06 (1.30m x 1.98m)

An elegant family shower room, with cool toned tiling, double shower cubicle with glass screen, vanity unit with built in white ceramic sink, low flush WC, wall mounted chrome heated towel rail, inset spot lighting and frosted uPVC window.

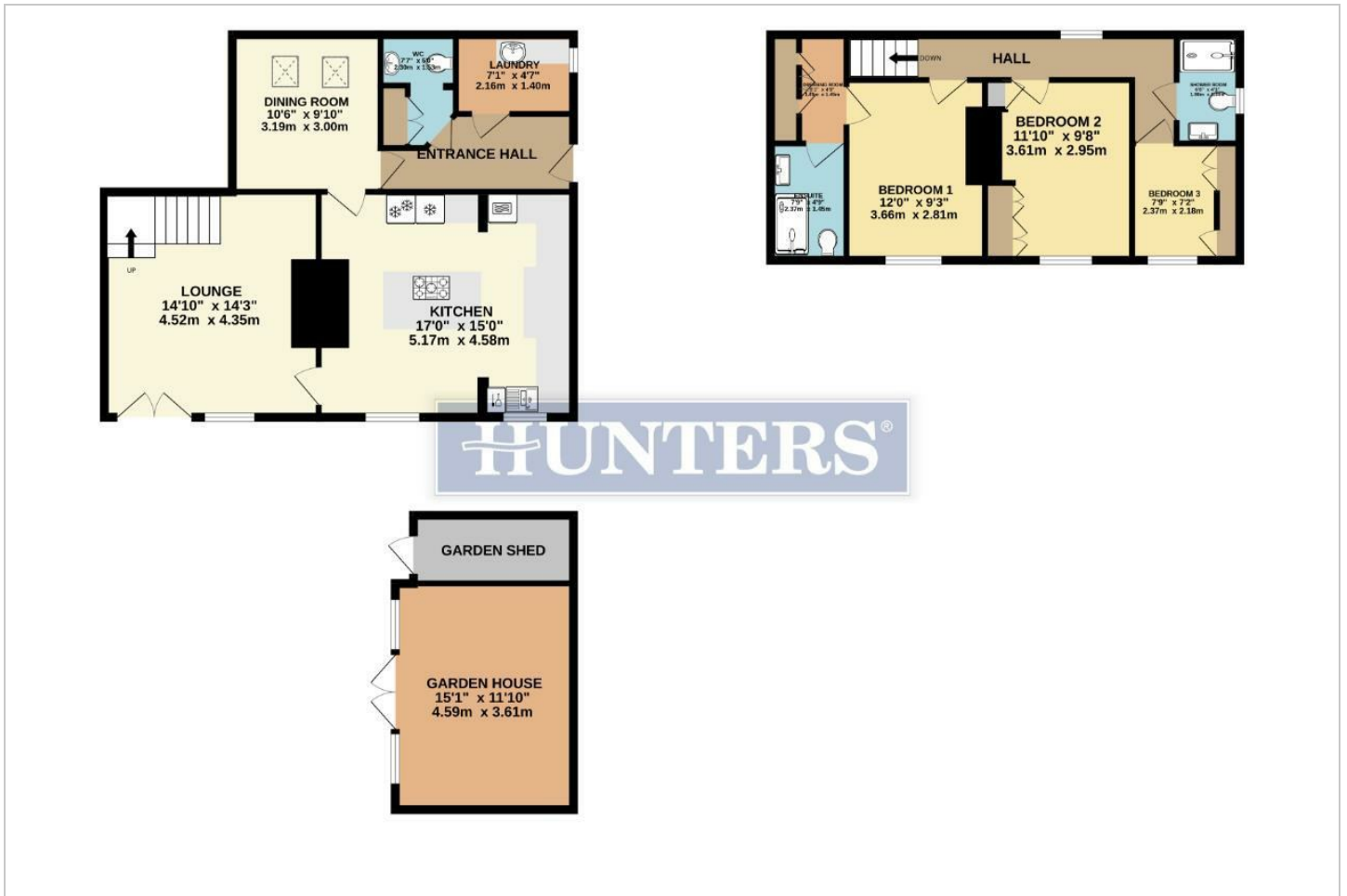
## GARDEN HOUSE

The extra addition most wish for. Comprising of power and lighting with its very own bar. UPVC windows with wall mounted electric heater, plenty of space to use as you wish. The building also houses sola panels and the battery to storage the power this also covers the home as well as the garden house/bar.

## EXTERIOR

The magnificent grounds of this beautiful family home make a great impression on any guest. Benefiting from a gated private road for yourself and neighbour's properties providing off road parking with tall wooden gate leading to the side Entrance door. To the rear is a stunning enclosed garden, being the perfect place to sit and unwind in the summer months with plants and shrubs adding splashes of colour to your view. Currently hosting a large easy to maintain garden area with extensive patio area perfect for entertaining in warmer months with the extra bonus of a stunning garden house/bar at the rear with raised decked area housing its very own hot tub.

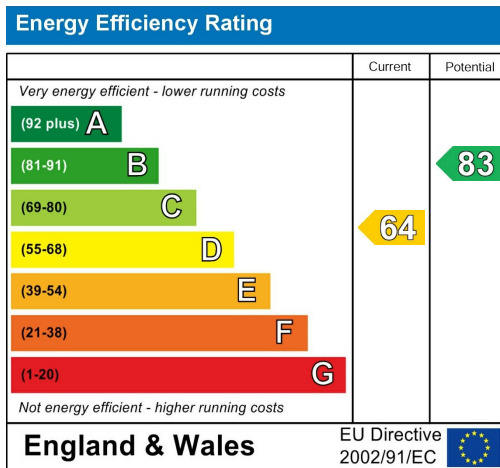
# Floorplan







## Energy Efficiency Graph



## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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