









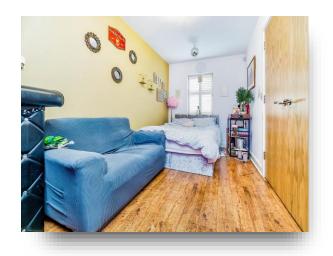
# welcome to

# Melhaven Way, Wickersley Rotherham

£425,000 - A HAVEN AT MELHAVEN... This deceptively spacious & modern detached home is situated in the highly desirable location of Wickersley & boasts well-presented accommodation through-out. Ticking all the boxes of family living, an internal viewing is essential! CALL US NOW!













#### **Entrance Hall**

Having a front facing door and a central heating radiator.

#### **Downstairs W.C.**

Fitted with a wash hand basin and a W.C.

#### Kitchen / Diner

22' 6" x 10' 7" ( 6.86m x 3.23m )

Fitted with wall and base units housing the integrated hob, the oven, the extractor fan and the dishwasher with space and plumbing for a washing machine and a fridge/freezer.

### Snug

15' 10" to maximum point x 7' 10" to maximum point (4.83m to maximum point x 2.39m to maximum point ) Having a front facing double glazed window.

### Lounge

22' 7" to maximum point x 15' 8" to maximum point ( 6.88m to maximum point x 4.78m to maximum point ) Situated on the first floor having three front facing double glazed windows and two central heating radiators.

### Landing

Having a central heating radiator.

### **Bedroom Three**

13' x 10' 7" ( 3.96m x 3.23m )

Situated on the first floor having a rear facing double glazed window and a central heating radiator.

### **Bedroom Four**

9' 3" plus fitted wardrobes x 9' 2" ( 2.82m plus fitted wardrobes x 2.79m )

Also situated on the first floor having a rear facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

#### **Bathroom**

Fitted with a bath with a separate shower cubicle, a wash hand basin, a W.C. and a heated towel rail.

#### **Bedroom One**

13' 11" narrowing to 12'6 x 18' 7" ( 4.24m narrowing to 12'6 x 5.66m )

Being an irregular head height having three front facing double glazed windows and fitted wardrobes providing hanging and storage space.

#### **En Suite**

Being fully tiled and fitted with a shower cubicle, a wash hand basin, a heated towel rail and a W.C.

#### **Bedroom Two**

14' to maximum point x 8' 7" to maximum point ( 4.27m to maximum point x 2.62m to maximum point ) Having a rear facing double glazed window and a central heating radiator.

#### **Outside**

To the front is a drive for two cars and a garage with an up and over door providing off road parking.

To the rear is a good sized enclosed lawned garden with a patio area and providing access to the front of the property.





## welcome to

# Melhaven Way, Wickersley Rotherham

- Four-bedroom detached property
- Highly sought after area, close to schools, amenities & transport links
- Excellent family home
- Downstairs W.C, en suite and family bathroom
- Drive & garage providing off road parking.

Tenure: Freehold EPC Rating: B

guide price

£425,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/RTF113367



Property Ref: RTF113367 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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