



Melhaven Way, Wickersley Rotherham S66 1BN

welcome to

Melhaven Way, Wickersley Rotherham

GUIDE PRICE £400,000 - £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!



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.



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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

£400,000 - £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF113367 - 0009

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