



Haugh Green, Rawmarsh Rotherham S62 7FB

welcome to

Haugh Green, Rawmarsh Rotherham

£350,000-£375,000 PICTURE PERFECT - This STUNNING four bed family home is offered to market boasting beautifully presented and spacious accommodation throughout with off road parking and a delightful rear garden overlooking views. NOT TO BE MISSED!!!



Entrance Hall

Having a front facing double glazed door, a radiator and a built in storage cupboard.

Downstairs W.C.

Fitted with a hand wash basin and a W.C. Having a side facing double glazed window and a radiator.

Lounge

19' 4" into bay window x 12' 3" into chiney breast recess (5.89m into bay window x 3.73m into chiney breast recess)
Having a front facing double glazed bay window and two radiators.

Dining Room

11' 11" to max point x 10' 5" to max point (3.63m to max point x 3.17m to max point)
Being open plan into the Kitchen having a radiator and spotlight to the ceiling.

Kitchen

14' 11" into recess x 19' 2" into cupboard (4.55m into recess x 5.84m into cupboard)
Fitted with wall and base units housing the integrated hob, oven & extractor, the fridge/freezer and the dishwasher with coordinating worktops housing the sink & drainer. Having a rear facing double glazed window, two velux windows and spotlights to the ceiling.

Rear Lounge

10' 7" to max point x 15' 6" to max point (3.23m to max point x 4.72m to max point)
Having a rear facing double glazed floor to ceiling window, two rear facing velux windows and a radiator.

Landing

Having a built in storage cupboard, a radiator and providing entry to the loft via hatch.

Bedroom One

13' 8" into bay window x 16' 4" to max point (4.17m into bay window x 4.98m to max point)
Having a front facing double glazed bay window, a

radiator, fitted wardrobes providing hanging and storage space along with a walk in wardrobe.

En Suite

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a side facing double glazed obscured window, an extractor fan and a radiator.

Bedroom Two

7' 8" to max point x 9' 5" to max point (2.34m to max point x 2.87m to max point)
Having a rear facing double glazed window, a radiator and fitted storage cupboard.

Jack And Jill En Suite

Connecting bedrooms two and three fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed obscured window, a radiator and an extractor fan.

Bedroom Three

10' 9" to max point x 9' to max point (3.28m to max point x 2.74m to max point)
Having a rear facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

Bedroom Four

10' 9" into recess x 8' 4" to max point (3.28m into recess x 2.54m to max point)
Having a front facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

Bathroom

Fitted with a bath, a hand wash basin and a W.C. Having a side facing double glazed obscured window, a heated towel rail and an extractor fan.

Outside

To the front is a drive providing off road parking, the integral garage and a small lawn. The garage houses the boiler and acts as a utility with washing machine, dryer, sink & storage.

To the rear is an enclosed garden with a patio area overlooking field views.



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welcome to

Haugh Green, Rawmarsh Rotherham

- STUNNING four bedroom detached property
- Perfect family home
- Beautifully presented and spacious accommodation throughout
- Large open plan Kitchen/Living/Dining extension
- Drive and integral garage providing off road parking

Tenure: Freehold EPC Rating: D

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115324 - 0003

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