

# Meadow View Drive, Ravenfield Rotherham S65 4RJ



# welcome to

# Meadow View Drive, Ravenfield Rotherham

GUIDE PRICE £425,000-£430,000 -THIS IS THE ONE!!! Offering the perfect family accommodation is this beautiful four bedroom detached property boasting spacious and well presented accommodation throughout. Benefiting from off road parking including a garage and a delightful rear garden...CALL TODAY!!!













**Entrance Hall** Having a front facing door.

**Downstairs Wc** Fitted with a hand wash basin and a WC.

**Lounge** 16' 6" x 16' 5" ( 5.03m x 5.00m ) Having rear facing patio doors and a radiator.

### Kitchen / Dinng Room

28' 3" x 10' 3" ( $8.61m \times 3.12m$ ) Being an open plan room fitted with wall and base units housing the integrated fridge/freezer, dishwasher and the washing machine with space for a range cooker. Having a front & rear window and a side facing door.

#### Landing

Having a radiator and providing entry to the loft.

#### **Bedroom One**

13' 4" x 13' 5" ( 4.06m x 4.09m ) Having a front facing double glazed window,a radiator and fitted wardrobes providing hanging and storage space.

### **En Suite**

Fitted with a shower cubicle, a hand wash basin and a WC.

#### **Bedroom Two**

9' 2" x 12' 10" ( 2.79m x 3.91m ) Having a rear facing double glazed window and a radiator.

### **Bedroom Three**

9' 3" x 12' 8" ( 2.82m x 3.86m ) Having a rear facing window and a radiator.

#### **Bedroom Four**

14' 5" x 9' (4.39m x 2.74m ) Having a front facing double glazed window and a radiator.

#### Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a rear facing window and a radiator.

#### Outside

To the front of the property is a drive and a garage providing off road parking.

To the rear of the property is a beautifully presented lawned garden and patio area.





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# Meadow View Drive, Ravenfield Rotherham

- Four bedroom detached property
- Perfect family purchase
- Beautifully presented and spacious accommodation throughout
- Well placed to local amenities & transport links
- Off road parking drive & garage

Tenure: Freehold EPC Rating: C

# guide price **£425,000-£430,000**





# view this property online williamhbrown.co.uk/Property/RTF115623



Property Ref: RTF115623 - 0003 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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Please note the marker reflects the postcode not the actual property

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