



**Woodland Way, Rotherham S65 3DG**

***welcome to***

**Woodland Way, Rotherham**

£300,000 - PICTURE PERFECT - Making perfect family living is this four bedroom semi detached property boasting spacious & well presented accommodation throughout. Benefiting from off road parking & delightful rear garden this is not to be missed...CALL TO ARRANGE A VIEWING!!!



### **Entrance Hall**

Having a front facing door and a radiator.

### **Lounge**

11' 6" into chimney breast recess x 16' 7" into bay ( 3.51m into chimney breast recess x 5.05m into bay )  
Having a front facing double glazed bay window, and a feature media wall.

### **Dining Room**

10' 2" into bay x 8' 7" ( 3.10m into bay x 2.62m )  
Having a rear facing double glazed bay window.

### **Reception Room Three**

11' 2" x 8' 10" ( 3.40m x 2.69m )  
Having side facing patio doors and a rear facing double glazed window.

### **Reception Room Four**

17' 5" x 8' 10" ( 5.31m x 2.69m )  
Having two side facing windows and a radiator.

### **Kitchen**

17' 4" x 8' 1" ( 5.28m x 2.46m )  
Fitted with wall and base units housing the integrated hob, oven, dishwasher & fridge/freezer with worktops housing the sink & drainer. Having a side facing door, a rear facing window and a radiator.

### **Utility Room**

5' 6" x 7' 3" ( 1.68m x 2.21m )  
Fitted with a hand wash basin & a WC along with a side facing window.

### **Bedroom One**

15' 10" x 8' 9" ( 4.83m x 2.67m )  
Having a front & side facing double glazed window.

### **En Suite**

Fitted with a hand wash basin & a WC. Having a rear facing window and fitted cupboard.

### **Bedroom Two**

9' 2" x 12' 2" ( 2.79m x 3.71m )  
Having a rear facing double glazed window and

fitted wardrobes.

### **Bedroom Three**

12' x 12' 5" into chimney breast recess ( 3.66m x 3.78m into chimney breast recess )  
Having a front facing double glazed window and a radiator.

### **Bedroom Four**

8' x 7' 8" ( 2.44m x 2.34m )  
Having a front facing double glazed window and a radiator.

### **Bathroom**

Fitted with a bath & a shower, 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 providing off road parking.

To the rear is a lawned garden with a patio & deck.



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## **Woodland Way, Rotherham**

- INTERNAL IMAGES COMING SOON
- Four bedroom semi detached property
- Well presented and spacious accommodation throughout
- Perfect family accommodation
- Drive providing off road parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF116107 - 0002

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