



**Patterdale Grove, Wickersley Rotherham S66 2BD**

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**welcome to**

## **Patterdale Grove, Wickersley Rotherham**

DON'T CARE HOW, I WANT IT NOW!!! - Situated in this prime location is the perfect family home...Presented to a high specification throughout with five bedrooms, three reception rooms & three bathrooms with ample off road parking & delightful rear garden...CALL TO VIEW!!!



## **Entrance Hall**

Having a front facing door, a radiator & the stairs leading to the landing.

## **Lounge**

11' 11" x 20' 5" into chimney breast recess ( 3.63m x 6.22m into chimney breast recess )

Having a front & side facing double glazed window, French doors from the hall, a feature media wall & fireplace along with two radiators.

## **Sitting Room**

11' 2" x 13' 5" ( 3.40m x 4.09m )

Having a rear facing double glazed window, a radiator & French doors into Kitchen.

## **Kitchen / Dining Room**

15' 6" x 21' 4" ( 4.72m x 6.50m )

An open plan space fitted with wall & base units housing the integrated extractor fan, microwave, dishwasher & waste disposal with Granite worktops housing the sink & drainer. There is space for a range cooker & a fridge/freezer. Having a rear facing double glazed window & patio doors leading to the garden, a radiator & spotlights.

## **Utility**

15' 7" x 6' 10" ( 4.75m x 2.08m )

Fitted with wall & base units housing the washing machine & the tumble dryer. Having a side facing double glazed window & a rear facing double glazed door.

## **Downstairs W.C**

Off from the utility, being a part tiled space fitted with a hand wash basin & a WC. Having a side facing window.

## **Landing**

Having a front facing double glazed window, a radiator, spotlights & entry to the loft.

## **Master Bedroom**

11' 7" x 26' 7" ( 3.53m x 8.10m )

A spacious room having two rear facing double

glazed windows, two radiators & fitted storage units with integrated spotlights. Also accessing the walk in wardrobe with fitted wardrobes & vanity with integrated spotlights.

## **En Suite**

Being fully tiled & fitted with a shower cubicle, a hand wash basin & WC. Having a side facing double glazed window & spotlights to the ceiling.

## **Bedroom Two**

13' 6" x 12' 8" ( 4.11m x 3.86m )

Having a front facing double glazed window, a radiator & fitted wardrobes.

## **En Suite**

Fitted with a shower cubicle, a hand wash basin & a WC. Having a side facing double glazed window & a radiator.

## **Bedroom Three**

10' 8" x 13' 1" ( 3.25m x 3.99m )

Having two front facing double glazed windows, a radiator & fitted wardrobes.

## **Bedroom Four**

12' 8" x 11' 4" ( 3.86m x 3.45m )

Having a rear facing double glazed window, a radiator & fitted wardrobes.

## **Bedroom Five / Office**

8' 3" x 9' 9" ( 2.51m x 2.97m )

Currently used as a home office having a front facing double glazed window, a radiator & built in storage.

## **Bathroom**

8' 10" x 7' 6" ( 2.69m x 2.29m )

Being fully tiled & fitted with a bath & a separate shower cubicle, a hand wash basin & a WC. Having a side facing double glazed window, a radiator & spotlights to the ceiling.

## **Outside**

To the front of the property is a driveway & double integral garage providing off road parking.

To the rear is a lawned garden & a patio all enclosed with fencing overlooking field views.



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## Patterdale Grove, Wickersley Rotherham

- Five bedroom detached property with two en suites
- Stylish & modern accommodation throughout with spacious rooms
- Located in a highly sought after area of Wickersley
- Driveway providing off road parking with integral double garage
- Delightful rear garden with patio area ideal for entertaining

Tenure: Freehold EPC Rating: C

Council Tax Band: G

offers in the region of



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Property Ref:  
RTF114243 - 0002

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