

**FOR SALE**



**Spencer Green, Whiston**  
**Guide Price £425,000**

  
**MARTIN&CO**





## Spencer Green, Whiston

4 Bedrooms, 2 Bathroom

**Guide Price £425,000**

- Four bedrooms
- En suite to master
- Utility room
- Stunning garden with stream
- Cul de sac

GUIDE PRICE £425,000 - £450,000. Welcome to your dream home at Spencer Green! Situated in the highly sought-after location of Whiston, this beautifully maintained home is truly a gem. The property boasts a unique garden with a stream and a secret garden, adding to its charm and character.

With easy access to commuter links including the M1, M18, and Sheffield Parkway, as well as local amenities and open countryside, this property offers both convenience and tranquility. The stunning garden is a standout feature, with a patio, extensive lawn, and a block-paved area. You'll also find a bridge over the stream, leading to a further garden area with mature trees and shrubs.

Inside, the property offers a warm and welcoming atmosphere. The entrance hall with a spindled staircase leads to the first-floor landing. There is also a utility room, which is part of the original garage, and a cloakroom with a two-piece suite.

The heart of the home is the spacious living/dining/kitchen area, featuring contemporary style fitted wall and base units with integrated appliances. French doors open up to the beautiful garden, creating a seamless connection between





indoor and outdoor living. The lounge boasts a feature fire surround, adding a touch of elegance.

Upstairs, you'll find four bedrooms, including a master bedroom with an en suite shower room. The family bathroom completes the layout, providing convenience for the whole family.

Outside, there is a lawn to the front of the property and a drive for off-road parking. However, the real showstopper is the stunning rear garden, perfect for outdoor entertaining and relaxation.

Don't miss out on the opportunity to own this exceptional home in Whiston. Contact us today to arrange a viewing!

**ENTRANCE HALL** With laminate flooring, a barley twist spindled staircase rises to the first floor landing, front facing window and front facing entrance door.

**UTILITY ROOM** Originally the garage this useful room has fitted wall and base units in white. Wall units include underlighting. Base units are set beneath worktops which include a single bowl sink, plumbing for washing machine, space for tumble dryer, breakfast bar area, space for fridge, freezer, paneled ceiling with downlights.

**CLOAK ROOM** With a white two piece suite which comprises of a low flush w.c, vanity wash hand basin, coving to the ceiling, tiled floor, walls and side facing window.

**LOUNGE** A generous size room with coving and downlights to the ceiling. The focal point of the room is the feature fire surround housing the living flame gas fire, laminate flooring, double doors to the living/dining/kitchen and front facing window.

**LIVING/DINING/KITCHEN** A superb living space with downlights to the ceiling and laminate floor.. The



kitchen area has a contemporary style range of fitted two tone high gloss wall and base units. Wall units include extractor hood and underlighting. Base units are set beneath contrasting worktops which include integrated fridge freezer, integrated dishwasher, microwave, oven, hob and tiled splash backs. With a built in dining table which matches the worktops. Living area has French doors which open onto the amazing rear garden. Kitchen has a rear facing window and side facing entrance door.

LANDING With coving and downlights to the ceiling, loft access and storage cupboard.

BEDROOM ONE With coving and downlights to the ceiling. A front facing window offers far reaching views.

ENSUITE Having a pristine white three piece suite which comprises of a low flush w.c, vanity wash hand basin, shower cubicle, downlights to the ceiling, tiled floor, tiled walls and side facing window.

BEDROOM TWO With downlights to the ceiling, fitted wardrobes and front facing window offering far reaching views.

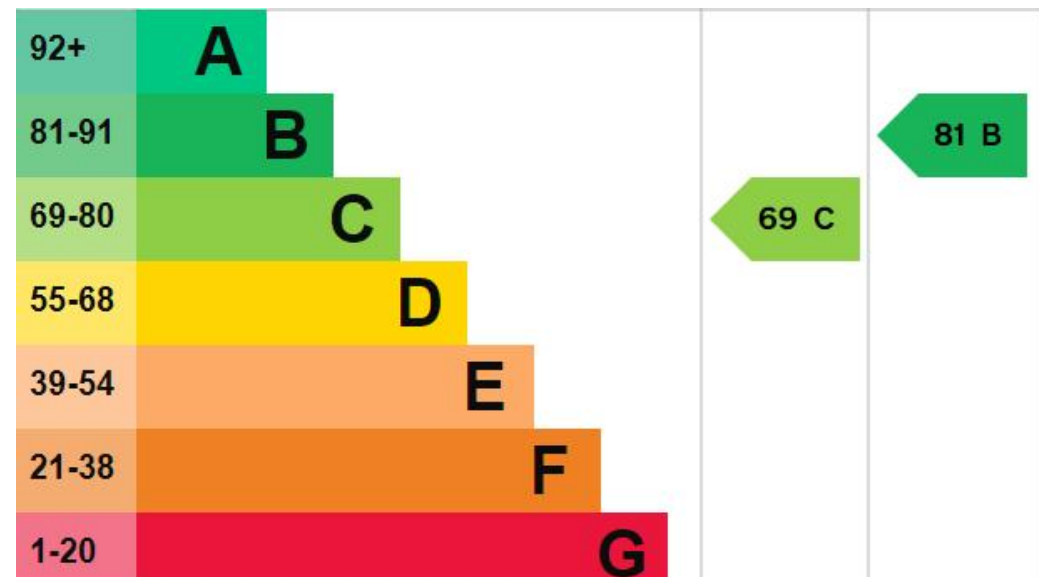
BEDROOM THREE Having coving to the ceiling and rear facing window overlooking the rear garden.

BEDROOM FOUR Currently used as an office with downlights to the ceiling and rear facing window overlooking the rear garden.

BATHROOM With a pristine white suite which comprises of a low flush w.c, wash hand basin, bath, downlights to the ceiling, tiled floor, tiled walls and rear facing window.

OUTSIDE to the front of the property is a block paved drive providing off road parking and lawn. And to the rear is an outstanding garden, don't take our word for this and words cant describe this. With block paved

patio area and gated access to the side. There is a generous size lawn which leads to a second block paved patio area with mature borders. From the second patio area a bridge over the stream leads to the secret garden area with mature shrubs, slate pathway and access to the stream. With outdoor lighting you cant get better than this.

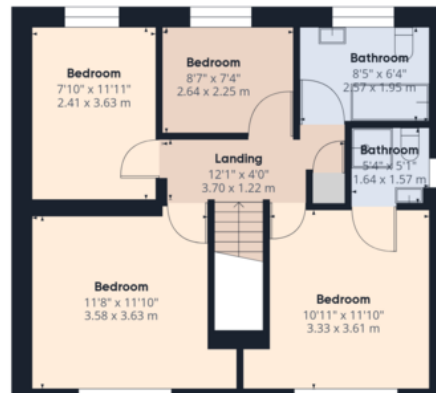








Ground Floor



Approximate total area<sup>®</sup>

1188.63 ft<sup>2</sup>

110.43 m<sup>2</sup>

Reduced headroom

5.59 ft<sup>2</sup>

0.52 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to

## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA

T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.