



4 College Park Close, Rotherham, S60 2TW
£485,000

The Property Perspective

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We are delighted to offer for sale this much improved and extended detached house with double garage located on a corner plot in this popular location with access to Rotherham centre and Rotherham General Hospital along with local amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with granite worktops and range cooker plus contemporary bathrooms. Items of particular note include feature timber and glazed staircase, internal timber doors, recessed spot lights to a number of rooms, fitted wardrobes for each bedroom including a dressing room for bedroom 2, bi fold doors to rear plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, conservatory, study, kitchen, utility room and WC. Off the first floor landing are 4 double bedrooms, the master with 4 piece en suite and bedroom 2 with dressing room plus a family shower room.

The property is located on a generous corner plot with mature private gardens with lawns, patios, decking and mature planting. There is an external tap and external socket. The block paved double driveway with parking for a number of vehicles leads to a double garage with power and light plus rear personnel door.

Tenure - Freehold
Council Tax - Band F

The property comprises.

GROUND FLOOR

Entrance Hall

An impressive area with Karndean flooring plus recessed spot lights. Timber and glazed staircase leading to the first floor.

Lounge 16'9"(max) x 11'10"(max) (5.13m(max) x 3.62m(max))

A light dual aspect room with electric fire and surround, recessed spot lights, Karndean flooring and remote controlled blind.

Dining Room 11'10" x 8'10" (3.61m x 2.71m)

With Karndean flooring.

Conservatory 14'6" x 12'0" (4.44m x 3.67m)

Having vaulted ceiling with recessed spot lights, bi fold doors to rear plus Karndean flooring.

Study 12'4" x 9'1" (3.78m x 2.79m)

With fitted units, recessed spot lights and carpets.

Kitchen 15'9" x 9'8" (4.81m x 2.95m)

Having a comprehensive range of modern wall and base units with complimenting granite worktops and tiling plus island unit with breakfast bar. With Rangemaster stove, hood and dishwasher. Feature radiator, recessed spot lights and Karndean flooring.

Utility Room 9'2" x 6'9" (2.81m x 2.07m)

With modern units, granite worktops and tiling. With larder fridge plus larder freezer, feature radiator and recessed spot lights.

WC 4'9" x 2'4" (1.47m x 0.73m)

Having modern white sanitary ware, tiling, vanity unit, feature radiator and Karndean flooring.

FIRST FLOOR

Landing

Accessed via timber and glazed staircase. With fitted carpets.

Bedroom 1 14'5"(max) x 11'10"(max) (4.41m(max) x 3.63m(max))

With fitted wardrobes, carpets and remote controlled blinds.

En Suite 12'0"(max) x 5'10"(max) (3.68m(max) x 1.79m(max))

Having a modern 4 piece suite with separate bath and shower with full wall and floor tiling, vanity basin, chrome ladder radiator and recessed spot lights.

Bedroom 2 17'0"(max) x 12'6"(max) (5.20m(max) x 3.83m(max))

With timber flooring and eaves storage. Accessed via.

Dressing Room 12'10"(max) x 9'2"(max) (3.93m(max) x 2.80(max))

With fitted wardrobes and timber flooring.

Bedroom 3 13'8"(max) x 10'4"(max) (4.19m(max) x 3.17m(max))

With fitted wardrobes and carpets.

Bedroom 4 13'11" x 8'1" (4.25m x 2.48m)

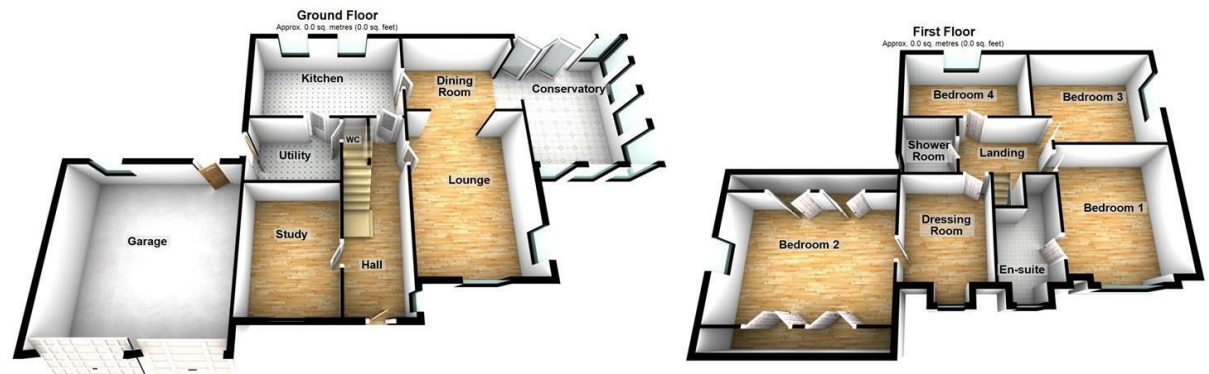
With fitted wardrobes and carpets.

Shower Room 6'11" x 5'8" (2.12m x 1.74m)

Having contemporary white sanitary ware with walk in shower, tiling, floor tiling, vanity basin, chrome ladder radiator and recessed spot lights.

EXTERNAL

The property is located on a generous corner plot with mature private gardens with lawns, patios, decking and mature planting. There is an external tap and external socket. The block paved double driveway with parking for a number of vehicles leads to a double garage with power and light plus rear personnel door.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanIt.