



Wood Close, Ravenfield Rotherham S65 4PP

Guide Price £400,000 to £415,000



- **Stunning, Extended Detached Family Home**
- **Open Plan Kitchen Diner with Integral Appliances**
- **Porch/ Utility Room Extension with Walk In Storage**
- **Block Paved & Double Gated Driveway**
- **Four Bedrooms, Two Bathrooms & Downstairs WC**
- **Solid Roof Conservatory with French Patio Doors**
- **Beautifully Maintained Gardens with a Detached Orangery**
- **FREEHOLD / Council Tax Band D**

Guide Price £400,000 to £415,000. New to the market is this beautifully presented and most sizeable FOUR double bedroom DETACHED FAMILY HOME. Standing within generous enveloping gardens making an ideal family purchase which provides over 1800sq ft of living accommodation.

It is situated within a much sought after Ravenfield location and briefly comprises; Reception Hallway, Sizeable Lounge, Open Plan Full Width Kitchen Diner, Separate Utility Room/Porch with Walk In Storage, Downstairs WC, Solid Roof Velux Window Conservatory with French Doors, First Floor Landing, Four Double Bedrooms, The Master room being en-suite and also a four piece family Bathroom. Extensive well maintained gardens to the front and rear, a Orangery and a driveway providing ample off road parking and with intruder alarm system and CCTV security to be included with the sale.

Entrance

Enter the property via a front facing double glazed leaded door into the Reception Hallway.

Reception Hallway

Spacious reception hall providing access to the Downstairs WC, Lounge, Full Width Dining Kitchen and stairs rising to the First Floor Landing. Side facing double glazed window, central heating radiator, decorative dado rail, two ceiling roses and coving to the ceiling.

Downstairs WC

Having a low flush WC, wash basin with storage under, chrome heated towel rail, wooden flooring and a side facing double glazed window.

Lounge 18' 2" x 13' 3" (5.53m x 4.04m)

Much larger than expected principle reception room having a front facing double glazed bay and side facing windows. A particular focal point to the room is the gas fire. Open plan square arch through to;

Full Width Dining Kitchen 21' 1" x 12' 4" (6.42m x 3.76m)

This beautifully presented open plan kitchen/dining area having a comprehensive range of contemporary style units with integrated appliances all by CDA to include fridge, dishwasher, integrated oven, microwave and induction hob. Incorporated into the units is a breakfasting area. There is wooden flooring throughout, open plan through to the conservatory. A side facing composite door provides external access and leads to the Utility Room.

Conservatory 19' 6" x 10' 3" (5.94m x 3.12m)

Fantastic addition to the property having wooden flooring and double glazed French doors opening onto the garden, ideal for socialising. Central heating radiator.

Porch/Utility/Cloak Room 16' 4" x 7' 11" (4.97m x 2.41m)

Having a front facing composite door accessed from the driveway. Fitted with a range of modern base and wall units with space for freestanding appliances. An internal door gives access to the Kitchen and also through to;

Walk In Storage 8' 7" x 7' 11" (2.61m x 2.41m)

A double glazed door opens onto the rear garden.

First Floor Landing

Providing access to the Master Bedroom, Bedroom Two, Three, Four and a House Bathroom. Fitted storage cupboard.

Master Bedroom 12' 4" x 12' 7" (3.76m x 3.83m)

This beautifully presented master bedroom has a range of fitted bedroom furniture, a central heating radiator and a double glazed window to the front. Access to the En-suite

En-suite Bespoke en-suite which features a walk-in shower, wash



basin in vanity unit and a low flush WC. There is full tiling to the shower area. Two double glazed opaque windows to the side, a chrome heated towel rail and wooden flooring.

Bedroom Two 18' 1" x 7' 8" (5.51m x 2.34m)

Double aspect room having both a front and side facing double glazed windows, central heating radiator, coving to the ceiling.

Bedroom Three 8' 1" x 7' 8" (2.46m x 2.34m)

Having a double glazed bay window to the front, coving to the ceiling and ceiling rose. Central heating radiator

Bedroom Four 10' 7" x 8' 5" (3.22m x 2.56m)

Having a double glazed window to the rear, central heating radiator, coving to the ceiling and ceiling rose.

Family Bathroom

This beautiful family bathroom features a bathroom suite comprising of a contemporary styled free-standing bath with chrome fittings, a walk-in Aqualisa shower, wash basin and low flush WC with built in vanity unit. Chrome style heated towel rail and a double glazed opaque window to the rear. The bathroom is fully tiled to the shower area and to half height to the remainder of the room and there is wooden flooring.

Front Garden

Wrought iron gates provide secure access to a block paved drive which offers off road parking for several cars. The garden to the front is mainly lawned. There is access from the block paving to the Porch/Utility Room.

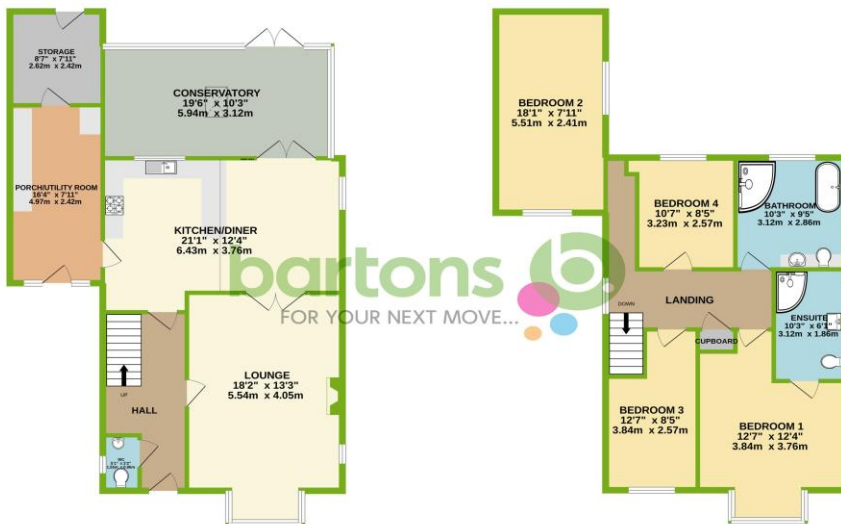
Rear Garden

A landscaped rear garden, mainly laid to lawn. There is a large paved patio area, slate chipping and shrub borders, a vegetable patch and a impressive Orangery style greenhouse which has potential to be converted.



GROUND FLOOR
1036 sq.ft. (96.2 sq.m.) approx.

1ST FLOOR
814 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 1850 sq.ft. (171.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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