



Canary Court, Woodlathes Village Rotherham S66 3SA

Guide Price £425,000 to £450,000



- **Beautifully Presented Detached Family Home**
- **Two Reception Rooms with Gas Fires**
- **Four Bedrooms, Three Bathrooms & Downstairs WC**
- **Ample Off Road Parking & Double Garage**
- **Quiet Cul-de-sac Position - Popular Location!**
- **Kitchen Diner with Island, Integral Appliances & Bi-fold Doors**
- **Rear Lawn Garden & Patio**
- **NO ONWARD CHAIN / FREEHOLD / Council Tax Band E**

Guide Price: £425,000 to £450,000. ** No Onward Chain ** This Beautifully Presented Detached Home occupies a quiet cul-de-sac position, within a sought after Woodlathes Village location - being Wickersley School Catchment, walking distance to shops, primary schools and within close proximity to commuter links of the M1 and M18.

In brief the property comprises; Entrance Hall * WC * Lounge * Sitting Room * Open Plan Kitchen Diner with Bi-fold Patio Doors * Four Bedrooms all with Fitted Wardrobes * Family Bathroom * En-suite Bathroom * Jack & Jill Shower Room * Ample Off Road Parking * Double Garage * Rear Lawn Garden.

Entrance Hall

Entry through a composite door into the hall which has karndean flooring, a storage cupboard, an oak and glass staircase rising to the first floor and oak internal doors giving access to;

WC

Appointed with a WC and hand wash basin, both upon vanity storage units and a chrome towel radiator. Fully tiled.

Lounge 20' 5" x 11' 4" (6.22m x 3.45m)

Front and rear aspect, generous reception room with a feature remote control gas fire and surround. There is double oak and glass doors from the hall and french doors with integral blinds opening out to the rear garden.

Sitting Room 13' 5" x 10' 0" (4.09m x 3.05m)

Second reception room with a remote control feature gas fire.

Kitchen/Diner 21' 3" x 17' 8" (6.47m x 5.38m)

Open plan kitchen dining space with a central island, appointed with a range of base, wall and drawer units with a complimentary work surface above which incorporates a bowl sink and drainer with an instant hot water tap. High specification integral appliances include; 5 ring induction hob to the island, two Neff ovens, plate warmer, fridge, freezer, dishwasher and there is a space behind door for a washing machine. There is tiled flooring, french doors with integral blinds, bi-folding doors to the dining area with integral blinds and a side facing UPVC and double glazed door to the side of the property.

First Floor Landing

Storage cupboard and loft access. Oak doors giving access to;

Bedroom One 9' 10" x 15' 0" (2.99m x 4.57m)

Front facing master bedroom with fitted furniture to the dressing area and door to;

En-suite 10' 2" x 4' 8" (3.10m x 1.42m)

Fully tiled appointed with a shower enclosure, WC and wash basin upon a vanity unit and chrome towel radiator.

Bedroom Two 10' 10" x 10' 0" (3.30m x 3.05m)

Rear facing double bedroom with fitted wardrobes and door to;



Jack & Jill Shower Room 4' 2" x 7' 8" (1.27m x 2.34m)

Appointed with a shower enclosure, WC and wash basin upon a vanity unit and a chrome towel radiator. Fully tiled with door to;

Bedroom Three 8' 9" x 11' 0" (2.66m x 3.35m)

Front facing double bedroom with fitted wardrobes.

Bedroom Four 7' 4" x 8' 10" (2.23m x 2.69m)

Rear facing bedroom with fitted wardrobes.

Bathroom 10' 2" x 6' 8" (3.10m x 2.03m)

Appointed with a bath with a shower above and glass screen, WC and large wash basin upon a floating storage vanity unit. Fully tiled with underfloor heating, sensor lighting and light up steam free mirror.

Exterior and Gardens

To the front of the property is low maintenance, providing ample off road parking and access to the garage. A path gives access to the entrance door.

The rear of the property is fully enclosed, having patio seating areas and a lawn garden with laurel hedges. To the side of the property is a garden shed.

Garage 16' 10" x 16' 10" (5.13m x 5.13m)

Double garage with a remote control electric door. Having its own electrical power - with lighting and plug points.



GROUND FLOOR
1057 sq. ft. (98.2 sq.m.) approx.

1ST FLOOR
633 sq. ft. (58.8 sq.m.) approx.



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| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

TOTAL FLOOR AREA: 1690 sq. ft. (157.0 sq.m.) approx.
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