



Cutlers Walk, Wickersley Rotherham S66 1BT

£415,000



- Beautifully Presented Detached Family Home
- Four Bedrooms, all with Fitted Wardrobes
- Open Plan Kitchen Diner with Integral Appliances & French Doors
- Rear Low Maintenance Enclosed Garden
- Smart Phone Control Integral Sound System
- Built by Harron Homes in 2021 - Upgraded Fixtures & Fittings
- Four Piece Family Bathroom, En-suite & Downstairs WC
- Paved Double Driveway & Integral Garage
- Catchment for Wickersley School & Sports College
- VIDEO TOUR AVAILABLE

This Beautifully Presented Detached Family Home INCLUDES UPGRADED FIXTURES & FITTINGS throughout and is situated within the catchment area for Wickersley School, with various amenities, shops and bars in the heart of Wickersley just a short walk away.

In brief the property comprises; Entrance Hall * WC * Bay Window Lounge * Kitchen Diner with Integral Appliances and French Patio Doors * Utility Room * Integral Garage * Four Generous Bedrooms, all with Fitted Wardrobes * En-suite Shower Room to Master Bedroom * Four Piece Suite Family Bathroom * Enclosed Low Maintenance Astro-turf Garden and Patio * Double Paved Driveway.

Entrance Hall

Entry into the hall which has a oak banister staircase leading up to the first floor, LVT flooring and doors to;

WC

Fully tiled, appointed with a WC and hand wash basin.

Lounge 17' 5" x 12' 0" (5.30m x 3.65m)

Front facing, bay window reception room with carpet flooring.

Kitchen/Diner 15' 10" x 17' 5" (4.82m x 5.30m) narrowing to 12' 0"

Appointed with a range of base, wall and drawer units with quartz work surfaces which incorporate a inset bowl sink with mixer tap. Integral appliances to include; gas hob, extractor hood, electric oven, dishwasher, fridge/freezer and wine cooler. There is french patio doors opening out to the rear garden, LVT flooring and archway to;

Utility Room 4' 0" x 10' 3" (1.22m x 3.12m)

Continued flooring from the kitchen, integral washing machine, base cupboard with quart work surfaces above. There is a door opening out to the rear garden, and a door giving access to the garage.

First Floor Landing

Galley staircase, storage cupboard, loft access, carpet flooring and doors to;

Bedroom 1 14' 10" x 12' 0" (4.52m x 3.65m)

Front facing master bedroom with carpet flooring, two fitted wardrobes and a wall mounted fixed cushion headboard. Doors to;

En-suite 8' 1" x 5' 4" (2.46m x 1.62m)

Appointed with a WC, wash basin and double shower enclosure. Fully tiled and with a chrome towel radiator.

Bedroom 2 12' 10" x 10' 5" (3.91m x 3.17m)

Rear facing double bedroom with carpet flooring, a wall mounted fixed cushion headboard and fitted wardrobes.



Bedroom 3 10' 3" x 10' 0" (3.12m x 3.05m)

Rear double bedroom with fitted wardrobes and a wall mounted fixed cushion headboard and bedside pendant lights.

Bedroom 4 10' 2" x 10' 5" (3.10m x 3.17m)

Front facing double bedroom with fitted wardrobes, carpet flooring and a wall mounted fixed cushion headboard.

Family Bathroom 8' 10" x 7' 0" (2.69m x 2.13m)

Appointed with a four piece suite comprising; WC, wash basin, bath and shower enclosure. Fully tiled, wall mounted mirror over the bath and a chrome towel radiator.

Exterior & Gardens

To the front of the property is a double width paved driveway, a low maintenance shrub area and pathway to the entry door.

At the rear is a low maintenance astro-turf and patio garden, enclosed by fencing and a lockable gate to the side. There is security lighting and feature up-lights.

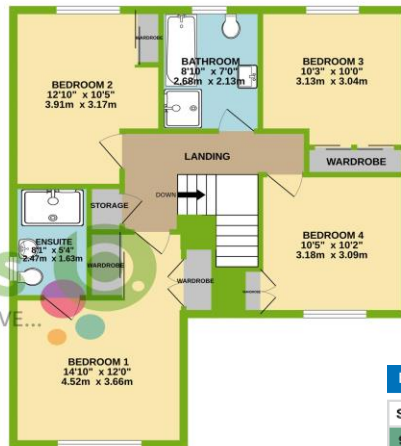
Integral Garage 19' 8" x 10' 3" (5.99m x 3.12m)

With an up and over pull garage door from the driveway, lockable internal door accessed from the utility room. There is lighting and power sockets.



GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1485 sq.ft. (137.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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	83	93
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

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