



# Farndale

Sitwell Grove, Rotherham





A Superb Four Bedroomed  
Detached Family Residence







## Welcome to Farndale

A superb four bedroomed detached family home, offering generously proportioned accommodation and a fabulous south facing garden.

The property has retained several original features and offers versatile accommodation with the potential to extend significantly if required. The property also has the benefit of integral double garaging including an inspection pit and having a spacious through lounge dining room, sun lounge overlooking the rear garden, a breakfast room adjoining the kitchen and four bedrooms - three of which are generously proportioned double bedrooms.

Located with convenient access to Rotherham's town centre, Rotherham Hospital, good local schooling including Thomas Rotherham College and being only a short drive to Sheffield's city centre, M1 and M18 motorways and East Coast main train line from Doncaster.

**The property briefly comprises on the ground floor:** Entrance vestibule, entrance hallway, storage/cloak cupboard, through lounge dining room, sun lounge, breakfast room, large walk-in pantry, kitchen, inner rear hallway leading to back door, WC and a large integral garage.

**On the first floor:** Landing, master bedroom with en-suite, bedroom 2, bedroom 3, bedroom 4, family bathroom, separate WC and a linen cupboard.

### Ground Floor

A heavy timbered front door with a double glazed obscured panel opens to the:

#### Entrance Vestibule

Having a front facing double glazed obscured panel, light point, exposed timber beams, central heating radiator and tiled flooring.

An inner timber door with obscured glazed panels opens to the:

#### Entrance Hallway

Having exposed timber beams, wall mounted light points, wainscot panelling and a central heating radiator. Doors open to the through lounge dining room, breakfast room and a storage/cloak cupboard.

#### Storage Cupboard

Having a light point, long hanging and higher-level shelving.

#### Through Lounge Dining Room

##### Dining Area

14'9 x 14'1 (4.5m x 4.3m)

With front facing aluminium double glazed panels with

integral shelving underneath and side facing aluminium double glazed windows. Also having a coved ceiling, pendant light point, wall mounted light points, central heating radiator and a telephone point.

#### Lounge Area

17'1 x 12'3 (5.2m x 3.7m)

Having a rear and side facing UPVC double glazed windows, coved ceiling, pendant light point, wall mounted light points, central heating radiator and TV/aerial point. The focal point of the room is the coal effect gas fire inset into an Art Deco style marble mantel, surround and hearth, which is one of the original features of the house. A wooden door opens to the entrance hall.

Double UPVC doors with double glazed panels open to the:

#### Sun Room

13'7 x 8'11 (4.2m x 2.7m)

Having rear and side facing UPVC double glazed windows, pendant light point, central heating radiator, TV/aerial point and tiled flooring. Double UPVC doors with double glazed panels open to the rear gardens.

#### Breakfast Room

13'7 x 12'3 (4.2m x 3.7m)

Having a rear facing UPVC double glazed window overlooking and opening into the sun lounge, pendant light points, central heating radiator and a TV/aerial point. There are fitted glazed display cabinets with fitted cupboards and drawers.

A timber door with glazed panels open to a:

#### Walk-in Pantry

Having a front facing aluminium double glazed obscured window, pendant light point, stone meat slab, fitted shelving and tiled flooring.





## Through Lounge Dining Room

### Lounge Area

17'1 x 12'3 (5.2m x 3.7m)

Having a rear and side facing UPVC double glazed windows, coved ceiling, pendant light point, wall mounted light points, central heating radiator and TV/aerial point. The focal point of the room is the coal effect gas fire inset into an Art Deco style marble mantel, surround and hearth, which is one of the original features of the house. A wooden door opens to the entrance hall.



A Light & Spacious  
Reception Room...





### Dining Area

14'9 x 14'1 (4.5m x 4.3m)

With front facing aluminium double glazed panels with integral shelving underneath and side facing aluminium double glazed windows. Also having a coved ceiling, pendant light point, wall mounted light points, central heating radiator and a telephone point.





**Kitchen**  
**8'11 x 7'3 (2.7m x 2.2m)**

Having a rear facing UPVC double glazed window, recessed lighting and tiled flooring. There is a range of modern cream fitted base/wall and drawer units with matching granite work surfaces and splash backs, under cabinet lighting and an inset 1.0 bowl sink with a chrome mixer tap including a filtered water facility. The kitchen is fully tiled in the areas where there are no base or wall units. All appliances are by Siemens and comprise of a four-ring ceramic electric hob with an extractor fan over, two ovens, each with a variety of functions and one incorporating a microwave facility. There is also a separate integrated dishwasher and integrated washer/dryer.

A Well Appointed Kitchen  
with Siemens Appliances





### Breakfast Room

13'7 x 12'3 (4.2m x 3.7m)

Having a rear facing UPVC double glazed window overlooking and opening into the sun lounge, pendant light points, central heating radiator and a TV/aerial point. There are fitted glazed display cabinets with fitted cupboards and drawers.



### WC

Being fully panelled and having a rear facing UPVC double glazed obscured window, flush light point and a chrome heated towel rail. A white suite comprising of a low-level WC, a wash hand basin with a chrome mixer tap fitted within a white vanity unit with integral lighting, a mirror above and storage cupboards to each side and beneath.



### Sun Lounge

13'7 x 8'11 (4.2m x 2.7m)

Having rear and side facing UPVC double glazed windows, pendant light point, central heating radiator, TV/aerial point and tiled flooring. Double UPVC doors with double glazed panels open to the rear gardens.







## Offering Generously Proportioned Family Accommodation

From the breakfast room, an opening gives access to the:

### Kitchen

8'11 x 7'3 (2.7m x 2.2m)

Having a rear facing UPVC double glazed window, recessed lighting and tiled flooring. There is a range of modern cream fitted base/wall and drawer units with matching granite work surfaces and splash backs, under cabinet lighting and an inset 1.0 bowl sink with a chrome mixer tap including a filtered water facility. The kitchen is fully tiled in the areas where there are no base or wall units. All appliances are by Siemens and comprise of a four-ring ceramic electric hob with an extractor fan over, two ovens, each with a variety of functions and one incorporating a microwave facility. There is also a separate integrated dishwasher and integrated washer/dryer.

A timber door with an obscured glazed panel opens to the:

### Inner Rear Hallway

Having a flush light point, tiled flooring and doors opening to the WC and to the integral double garage. A UPVC door with obscured double glazed panels opens to the rear gardens.

### WC

Being fully panelled and having a rear facing UPVC double glazed obscured window, flush light point and a chrome heated towel rail. A white suite comprising of a low-level WC, a wash hand basin with a chrome mixer tap fitted within a white vanity unit with integral lighting, a mirror above and storage cupboards to each side and beneath.

### Integral Garage

28'1 x 18'1 (8.6m x 5.5m)

A generously sized double garage with the potential to park up to three vehicles: two in tandem. Having timber garage doors with obscured glazed panels, side facing timber glazed panels, strip lighting, central heating radiators, boiler which serves the central heating system and an inspection pit.

From the entrance hall, a staircase with a timber hand rail rises to the:

### First Floor

#### Landing

Having a front facing aluminium double glazed window on the half-landing, coved ceiling, two pendant light points and a central heating radiator. Doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, family bathroom, WC and a linen cupboard.

#### Master Bedroom

15'5 x 12'10 (4.7m x 3.9m)

A generously proportioned master bedroom, with a side facing UPVC double glazed window, coved ceiling, two pendant light points and a

central heating radiator. There is a range of floor-to-ceiling fitted furniture to one wall incorporating two double wardrobes each with double short hanging rails, two single units incorporating shelves and one unit having a full length mirror on the inside of the door. Above the wardrobe units, there are six cupboards.

#### Master En-Suite

Having a side facing aluminium double glazed obscured window, flush light point, tiled walls to picture rail height, two heated towel rails (one served by the central heating and one independent electrically heated) and tiled flooring. A white suite comprising of a low-level WC and a pedestal wash hand basin with traditional taps. To part of one side of the bathroom, there is a panelled cast iron bath with traditional taps, a fitted shower and a glazed screen.

#### Bedroom 2

17'9 x 14'1 (5.4m x 4.3m)

A generously large double bedroom, with a front facing aluminium double glazed window and rear facing UPVC double glazed window, flush light points and central heating radiators. There is also access to useful eaves storage with vinyl flooring and lighting running the length of the bedroom. To one corner, there is a white vanity unit incorporating a wash hand basin with a chrome mixer tap, storage beneath and mirror with separate light above. There is also an enclosed fireplace with a timber mantel and stone hearth.

#### Bedroom 3

12'6 x 11'10 (3.8m x 3.6m)

Having a rear and side facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. To one wall, there is a range of floor-to-ceiling fitted wardrobes incorporating long hanging and shelving. In one corner is a separate vanity unit including a wash hand basin with a chrome mixer tap, mirror above and storage beneath.

#### Bedroom 4

11'10 x 7'10 (3.6m x 2.4m)

Having a rear facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. To one corner is a vanity unit with a wash hand basin and chrome mixer tap, a mirror with separate light above and storage cupboards beneath. At the right of the entrance doorway there is a useful storage cupboard with long hanging and shelving.

#### Family Bathroom

Being fully panelled and having a rear facing UPVC obscured double glazed window, flush light switch and a chrome heated towel rail with a shelf and mirror above. A white 'P' shaped panelled bath with a wall mounted Triton shower and glazed screen and a wash hand basin with a chrome mixer tap incorporating cupboards underneath. A door opens to a useful airing cupboard with fitted shelving and housing the hot water cylinder.





### Master Bedroom

15'5 x 12'10 (4.7m x 3.9m)

A generously proportioned master bedroom, with a side facing UPVC double glazed window, coved ceiling, two pendant light points and a central heating radiator. There is a range of floor-to-ceiling fitted furniture to one wall incorporating two double wardrobes each with double short hanging rails, two single units incorporating shelves and one unit having a full length mirror on the inside of the door. Above the wardrobe units, there are six cupboards.







### Master En-Suite

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**12'6 x 11'10 (3.8m x 3.6m)**

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### Bedroom 2

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A generously large double bedroom, with a front facing aluminium double glazed window and rear facing UPVC double glazed window, flush light points and central heating radiators. There is also access to useful eaves storage with vinyl flooring and lighting running the length of the bedroom. To one corner, there is a white vanity unit incorporating a wash hand basin with a chrome mixer tap, storage beneath and mirror with separate light above. There is also an enclosed fireplace with a timber mantel and stone hearth.



### Bedroom 4

**11'10 x 7'10 (3.6m x 2.4m)**

Having a rear facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. To one corner is a vanity unit with a wash hand basin and chrome mixer tap, a mirror with separate light above and storage cupboards beneath. At the right of the entrance doorway there is a useful storage cupboard with long hanging and shelving.



### Family Bathroom

Being fully panelled and having a rear facing UPVC obscured double glazed window, flush light switch and a chrome heated towel rail with a shelf and mirror above. A white 'P' shaped panelled bath with a wall mounted Triton shower and glazed screen and a wash hand basin with a chrome mixer tap incorporating cupboards underneath. A door opens to a useful airing cupboard with fitted shelving and housing the hot water cylinder.







# With Generous Off Road Parking and Double Integral Garaging

- WC**  
Being fully panelled and having a rear facing UPVC double glazed obscured window, flush light switch and a white low-level WC.
- Linen Cupboard**  
Having fitted shelving and access hatch to a loft space.
- Loft**  
Access hatch permits entry with internal light and housing water tanks.

To the rear, there is a large stone flagged seating terrace with mature trees, planted shrub borders and access can be gained to the inner rear hallway by a back door and through French doors to the sun lounge. Stone steps lead down to a south facing landscaped garden with a manicured lawn and ornamental pond, flanked by low-level mature trees and shrub borders with gravelled paths. This gives way to a more formal area with box hedging and pergola with outdoor power sockets.

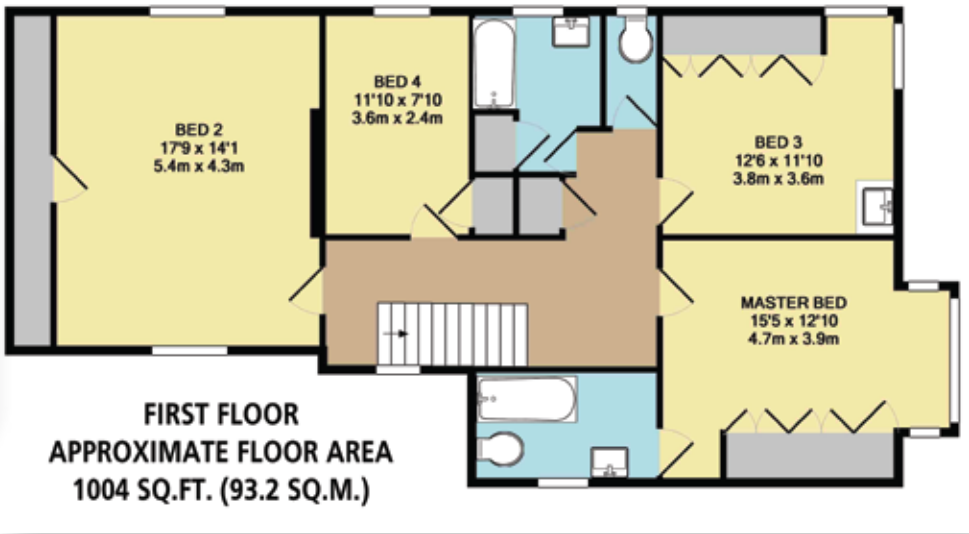
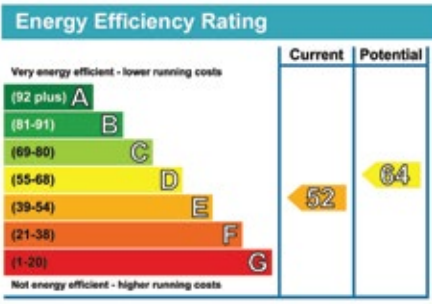
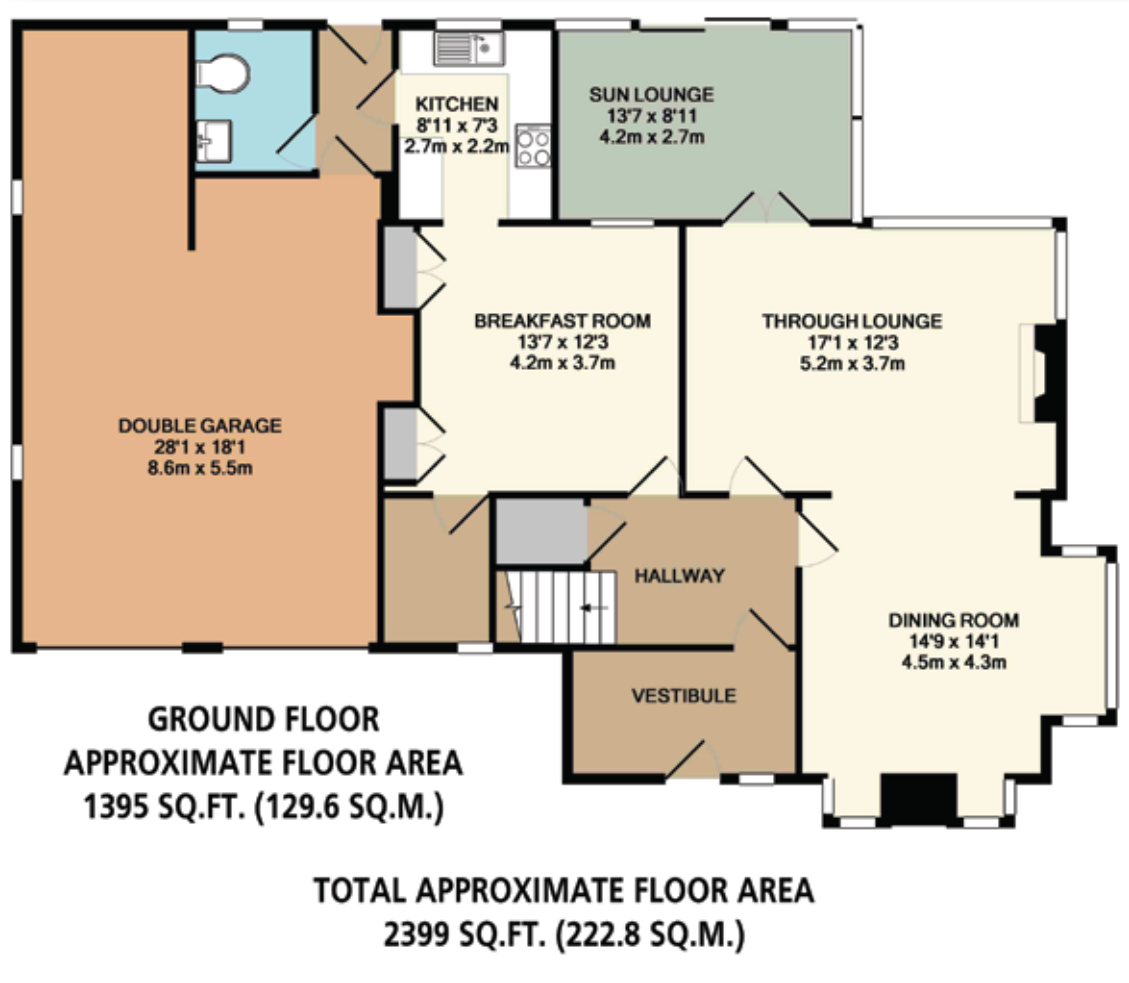


**Exterior and Gardens**  
Farndale is accessed by wrought iron gates and a separate pedestrian entrance gate both opening onto a large block paved driveway providing parking for several vehicles and having mature trees/shrubs, planted borders, exterior lighting and pebbled areas. This gives access to the integral garage and to the property via the main entrance door.

Access to the rear of the property is via block-paved paths and a wrought iron gate at each side.

By the side of the main garden is a large timber built garden shed with glazed windows, light and power. A stone flagged path leads to a cold frame and greenhouse. From there a gravelled path gives access to an orchard area with mature fruit trees and shrub borders.

A tall hedge at the bottom of the garden denotes the boundary.





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Generously Sized  
South Facing Gardens









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Viewing strictly by appointment with our consultant on

**0114 358 2020**

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**Tenure:** Freehold

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**Offers in the Region of £749,995**