



PRESTIGIOUS HOMES

merryweathers
Est. 1832

Waterside Drive, Sunnyside, Rotherham, S66 3ZW

Asking Price £380,000

A FOUR BEDROOM DETACHED HOUSE OCCUPYING A CORNER PLOT ON A SMALL CUL-DE-SAC. The property is appointed to a high standard incorporating a bespoke Kitchen, Oak internal doors and a **FULL WIDTH REAR CONSERVATORY.** One of the Garages has now been adapted to form an Office/Playroom.

Located on the popular Woodlathes development and only a moments walk from nearby shops and Pub/Restaurant whilst within 5 minutes drive of neighbouring Wickersley and the M18 motorway intersection.

ENTRANCE HALL

With uPVC door, limestone flooring, radiator and under stairs cupboard

CLOAKROOM

With W.C. and wash hand basin, limestone flooring, heated towel rail and opaque window

LOUNGE

19'1" x 11'11"

Having two radiators and double doors opening into the Conservatory

CONSERVATORY

28'4" x 16'2"

With radiator and air conditioning unit and underfloor heating, laminate flooring and double doors opening into the rear garden.

KITCHEN/DINING ROOM

27'11" x 11'4"

Having an extensive range of high gloss base and wall units with contrasting work surfaces and inset stainless steel bowl and monobloc mixer tap. 6 ring gas range with ovens beneath. Two picture windows and limestone flooring to the Kitchen area with half glazed uPVC rear entrance door and additional door from the Dining area into the Conservatory

FIRST FLOOR LANDING

With feature arched stained glass and leaded window. Radiator and Airing cupboard housing the 'Baxi' gas central heating boiler.

MASTER BEDROOM

14'6" x 10'8"

Having fitted wardrobes to two walls with dressing table unit

EN SUITE

With shower cubicle, W.C. and pedestal basin, heated towel rail, tiling to the walls and floor and extractor fan.

REAR BEDROOM

10'7" x 10'7"

With fitted wardrobes

FRONT BEDROOM THREE

11'5" x 9'10"

With fitted wardrobe

FRONT BEDROOM FOUR

10'4" x 6'10"

FAMILY BATHROOM

6'9" x 5'5"

With contemporary white suite incorporating a panelled bath with overhead shower and screen, W. C. and wash hand basin. Tiling to the walls and floor, heated towel rail.

OUTSIDE

To the front is a double width moulded paved drive. The attached double Garage has been converted to a single Garage with adjoining Office/Playroom.

The rear garden is totally enclosed with an 'astro turf' lawn and paved patio/seating area.

MATERIAL INFORMATION

Council Tax Band 'E'

Tenure: Freehold

EPC Rating C



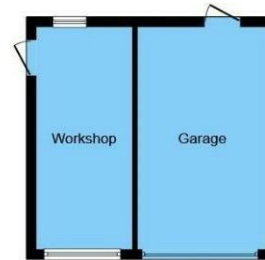
Floor Plan



Ground Floor



First Floor



Garage

PRESTIGIOUS HOMES



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	70	80
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www.merryweathers.co.uk

Merryweathers (Rotherham) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: **Doncaster, Barnsley, Mexborough & Maltby**

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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