



PRESTIGIOUS HOMES

merryweathers
Est. 1832

Green Bank Drive, Sunnyside, Rotherham, S66 3ZP

Asking Price £420,000

A quite exceptional executive detached property which is of outstanding size that would be perfect for a large family.

The property is set over two floors offers superior space with two generous receptions rooms and a large kitchen/diner to the ground floor and four double bedrooms with an en-suite to the master on the first floor, the property has everything you would expect from a spacious modern property such as a ground floor w.c, utility room, double garage, driveway and a large private rear garden.

Green Bank Drive is situated on the Woodlaithes Village development and is an extremely popular residential location. The location offers access to several well regarded local schools including Wickersley School and Sports College and excellent transport links to the M1 and M18 Motorway. Close by are local supermarkets, salons, cafes and restaurants as well as Wickersley Tanyard Centre which is a short drive away which has lots of pubs, bars and restaurants.

Hallway

Composite entrance door and a double glazed window to the front, tiled floor, radiator, stairs to the first floor, ceiling light and doors to access the living room, dining room, kitchen/diner and w.c.

W.C

Wash basin, w.c, carpet flooring, radiator, ceiling light, extractor fan and plenty of space for hanging coats.

Living Room

11'5" x 20'0"

Double glazed bay window to the front, carpet flooring, radiator, coving and a ceiling light, living flame gas fire with surround and twin glazed doors which lead through to the dining room.

Dining Room

11'5" x 13'1"

Rear bay with double glazed windows and double glazed patio doors which open to the rear garden, carpet flooring, radiator, coving and a ceiling light.

Kitchen/Diner

21'11" max x 10'9" max

Modern fitted kitchen which has a range of wall and base units with worktops and matching splashbacks, induction hob with angled extractor fan above, double oven, integrated dishwasher and fridge/freezer, stainless steel one and a half bowl sink and drainer with a mixer tap, luxury vinyl tile flooring, ample space for a dining suite, radiator, ceiling light, double glazed window and double glazed patio doors which lead out to the rear garden.

Utility Room

Fitted wall and bae units with worktops, sink and drainer with a mixer tap, plumbing for a washing machine and space for a tumble dryer, luxury vinyl tile flooring, radiator, glazed composite entrance door, double glazed window, ceiling light, extractor fan and a useful pantry store cupboard.

Landing

Carpet to the stairs and landing, useful storage cupboard, ceiling light and doors to access the bedrooms and bathroom.

Bedroom One

11'9" x 16'8"

Two double glazed windows to the front, carpet flooring, radiator, fitted triple wardrobe, ceiling light and a door to access the en-suite bathroom.

En-Suite

Bath with a glass shower screen and a mains fed mixer shower above, vanity w.c and wash basin, carpet flooring, part tiled walls, radiator, double glazed window, extractor fan and a ceiling light.

Bedroom Two

13'1" x 13'1"

Large double glazed window to the front with bespoke shutters, carpet flooring, radiator, ceiling light, useful storage cupboard and fitted wardrobes with sliding doors.

Bedroom Three

13'1" x 14'5"

Double glazed window to the rear, carpet flooring, radiator and a ceiling light.

Bedroom Four

11'9" x 11'9"

Double glazed window to the rear, carpet flooring, radiator and a ceiling light.

Bathroom

Four piece bathroom which has a bath, w.c, wash basin and a shower

cubical fitted with an electric shower, carpet flooring, part tiled walls, radiator, ceiling light, extractor fan and a double glazed window.

Integral Garage

16'4" x 19'4" max

Double garage which has two up and over garage doors, power, lighting and a door to the rear which leads in to the utility room.

Outside

To the front of the property is a double block paved driveway, paved path to access the front entrance door and a lawned garden.

To the rear is a large enclosed garden which backs on to woodland which features a large paved patio, raised beds, stone chipped garden and a second paved patio to the rear.

Additional Information

Tenure: Freehold

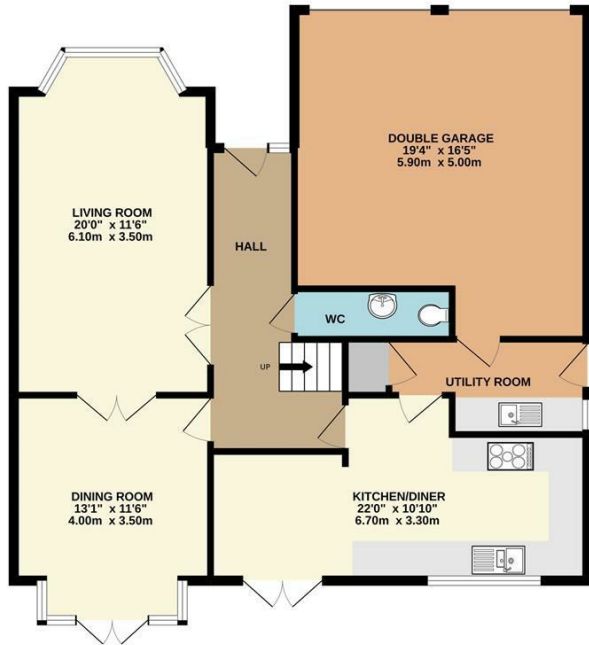
Council Tax Band: E

Local Authority: Rotherham Council

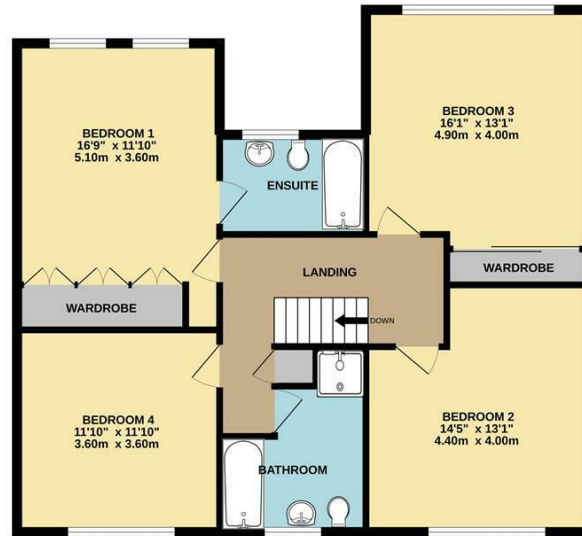


Floor Plan

GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 1990 sq.ft. (184.8 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.
Made with Metropix ©2022

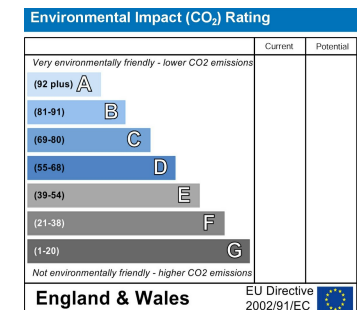
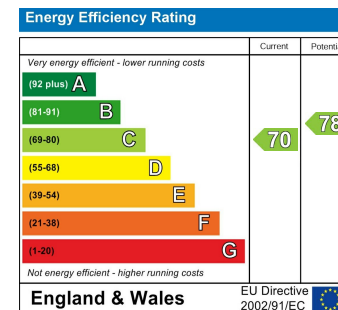
PRESTIGIOUS HOMES



Area Map



Energy Efficiency Graph



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

Registered in England and Wales No. 6679044

