



# PRESTIGIOUS HOMES

merryweathers  
Est. 1832

Meadowcroft Close, Whiston, Rotherham, S60 4JQ

Price Range £350,000

\*\*\* PRICE RANGE £350,000 TO £360,000\*\*\*

An immaculately presented and EXTENDED THREE BEDROOM DETACHED HOUSE which enjoys an idyllic setting overlooking Whiston Brook. The property, which is appointed to a high standard, is in excellent decorative order throughout and is complimented by manicured gardens.

The accommodation boasts Gas central heating and uPVC double glazing and briefly comprises: Reception Hall, spacious Lounge, fitted Kitchen with communicating Dining area, Sitting Room, master Bedroom with En-Suite, two further Bedrooms and family Bathroom.

The property stands on the fringe of the village and is within 5 minutes drive of Rotherham Hospital, the M1 motorway and the Sheffield Parkway

### ENTRANCE HALL

With hardwood front door, radiator and staircase

### LOUNGE

19'4" x 13'9"

A bright and spacious room which overlooks the rear garden. The focal point of the room is the contemporary fire place surround with a realistic electric wood burning effect stove. Radiator and deep uPVC opening windows

### SITTING ROOM

13'4" x 9'2"

(Formed from the converted Garage)  
The room is positioned to overlook the rear garden which is accessed by

double doors. An additional 'Velux' window and side facing stained glass opaque window also enhance the natural light. There are built-in mirror fronted wardrobes to one wall, laminate flooring and radiator.

### KITCHEN

14'9" x 9'4"

With an extensive range of fitted light Oak finish base and wall cupboards with contrasting work surfaces and inset ceramic sink set beneath the front facing window. Integrated electric ceramic hob with oven below and built-in dishwasher and washing machine. Space for tall fridge/freezer and cupboard housing the gas central heating boiler. Radiator

### DINING AREA

9'4" x 6'8"

With double doors opening into the rear garden, radiator and laminate flooring

### FIRST FLOOR LANDING

With front facing window

### REAR BEDROOM ONE

20'11" x 8'8"

The larger measurement taken to the front of the fitted mirrored wardrobes. Two rear facing windows and two radiators

### ENSUITE

8'2" x 6'0"

Comprising of a corner shower cubicle. W.C. and vanity unit with cabinet beneath and vanity mirror above. Contrasting ceramic tiling to the walls, radiator and opaque glazed window.

### REAR BEDROOM TWO

9'8" x 8'6"

With radiator and window

### FRONT BEDROOM THREE

9'10" x 6'2"

With window and radiator

### BATHROOM

6'2" x 5'6"

With white suite comprising a panelled bath with shower attachment, W.C. and corner triangular vanity wash hand basin. Ceramic tiling to the walls, heated towel rail, ceiling downlighters and opaque glazed window.

### OUTSIDE

The property stands in manicured gardens with tarmac drive flanked by pea gravel borders and lawn to one side and gated access leading past the side of the house.

To the rear is a delightful well stocked and established garden, mainly lawned with paved patio/seating area, ornamental pond and stone steps descending to a further sheltered area with flagged seating area and overlooking Whiston Brook.

Council Tax Band: D

Tenure : Freehold

Property Type Detached house

Construction type Brick

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

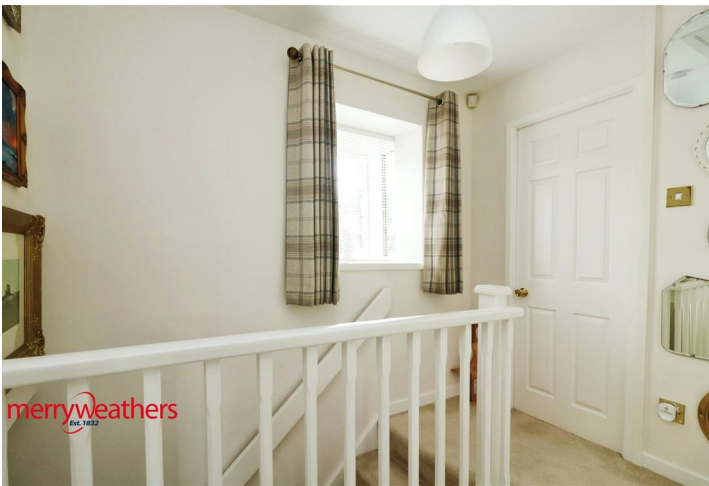
Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web>

We advise all clients to discuss the above points with a conveyancing solicitor.



# Floor Plan

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Ground Floor



First Floor



Area Map



This plan is used for illustration purposes only  
Plan produced using PlanUp.

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## Energy Efficiency Graph

