



# PRESTIGIOUS HOMES

merryweathers  
Est. 1832

Haugh Green, Rawmarsh, Rotherham, S62 7FB

**£330,000**

AN IMMACULATELY PRESENTED FOUR BEDROOM/THREE BATHROOM DETACHED FAMILY HOME LOCATED ON AN EXTREMELY POPULAR, ESTABLISHED DEVELOPMENT AND ADJOINING FIELDS TO THE REAR.

The property, which is in excellent decorative order throughout, offers spacious and versatile accommodation, complimented by gas central heating and uPVC double glazing. The accommodation briefly comprises: Reception Hall, Cloakroom, Lounge, separate Dining Room and fitted Breakfast Kitchen. Leading off the first floor Landing are four Bedrooms, (two having En-Suite Shower Rooms) and the family Bathroom.

To the front is a double width drive whilst to the rear is a tiered garden with lawns and patios.

### **RECEPTION HALL**

With front entrance door, radiator and Cloaks cupboard. Inner door to Garage.

### **CLOAKROOM**

With W.C. pedestal wash hand basin and W.C. Radiator and opaque window

### **LOUNGE**

The focal point being the period style fireplace surround and 'Living Flame' coal effect fire, front facing bay window and two radiators.

### **DINING ROOM**

With radiator and double doors opening into the rear garden

### **BREAKFAST KITCHEN**

With a comprehensive range of base and wall units and inset stainless steel sink set beneath the rear facing window with glazed door to one side. Integrated electric halogen hob and electric oven with high level extractor hood. Radiator

### **LANDING**

Approached by a dog-leg staircase with radiator and cupboard

### **MASTER BEDROOM**

With three arched front facing windows, built-in mirror fronted wardrobes and radiator

### **EN-SUITE**

Comprising a tiled shower cubicle, pedestal wash hand basin, W.C. and bidet. Radiator, extractor fan and ceiling downlighters

### **REAR BEDROOM TWO**

With radiator and built-in wardrobe

### **EN-SUITE**

With tiled shower cubicle, W.C. vanity wash hand basin and radiator. Extractor fan and ceiling downlighters.

### **REAR BEDROOM THREE**

With radiator and window overlooking the fields

### **REAR BEDROOM FOUR**

With radiator

### **FAMILY BATHROOM**

With corner bath, pedestal wash hand basin and W.C. Tiling to the walls, radiator and ceiling downlighters.

### **OUTSIDE**

To the front is a double width tarmac driveway giving access to the integral GARAGE. Lawned garden to one side.

To the rear is a landscaped tiered enclosed garden with raised block paved patio and steps leading down to a sheltered lawn with established ornamental bushes and Pond.

### **MATERIAL INFORMATION**

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 & Garage

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-](https://check-for-flooding.service.gov.uk/find-location)

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Planning permissions N/A

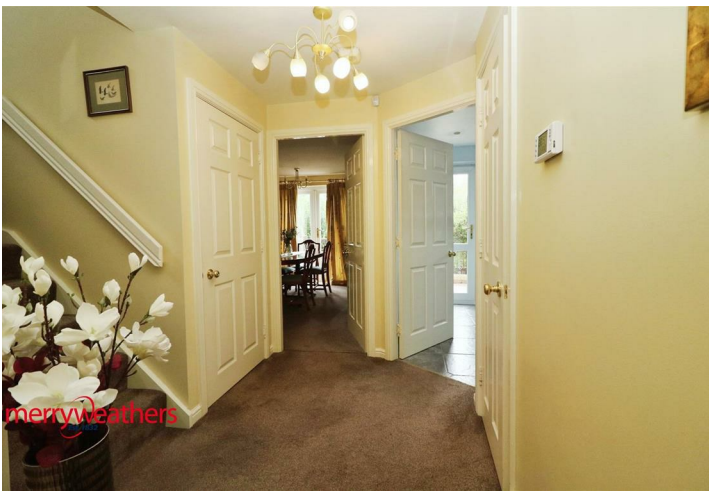
Accessibility features N/A

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/w>

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



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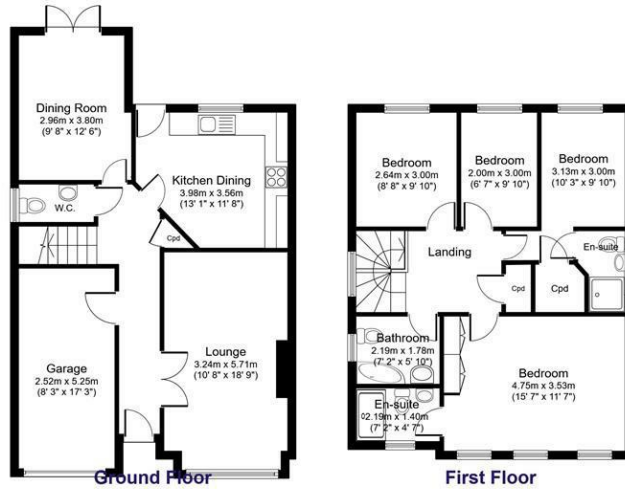
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# Floor Plan

59 Haugh Green, Rawmarsh, ROTHERHAM, S62 7FB  
 Total floor area 117.8 sq.m. (1,268 sq.ft.) approx (Excluding Garage)



Floor plans are for identification purposes only.  
 All measurements are approximate.

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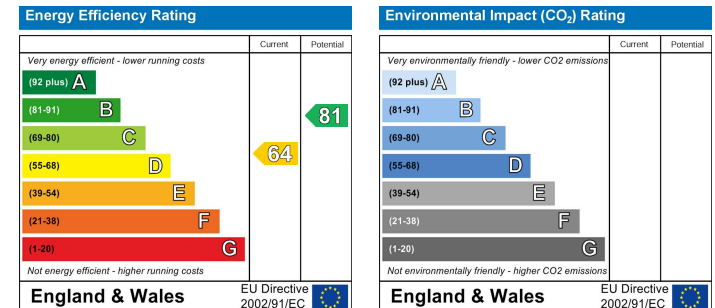
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## Area Map



## Energy Efficiency Graph



[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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