

Woodside Kings Way, Rotherham, S60 3AU

Offers In The Region Of £900,000

An exceptionally rare opportunity to acquire a substantial detached family residence standing in wooded grounds totalling 0.6 acre. 'Woodside' is an individual, period property located on an exclusive road in one of Rotherham's most prestigious and highly regarded suburbs.

The gardens are an undoubted feature, offering a high degree of privacy and security, accessed by electric gates with a sweeping drive leading to the property.

The accommodation is both spacious and versatile, offering 3 reception rooms, Conservatory, 4 Bedrooms and a double Garage with ample parking.

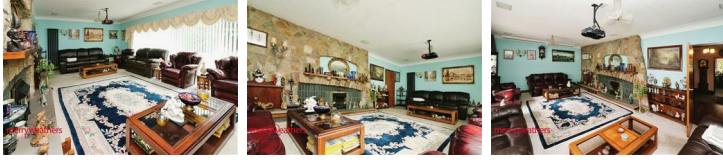
OFFERED FOR SALE WITH NO UPWARD CHAIN

RECEPTION HALL 16'0" x 13'5" (4.9 x 4.1)



With composite entrance door flanked by uPVC windows. Two radiators and wood block flooring.

LIVING ROOM 23'11" x 13'10" (7.31 x 4.24)



With a stone chimney breast on a raised hearth and tall contemporary radiator. Sliding patio doors both overlook and open into the front garden.

DINING ROOM 14'2" x 11'5" (4.33 x 3.49)



With rear facing uPVC bow window and radiator

STUDY 11'8" x 11'3" (3.56 x 3.45)



With two radiators and sliding doors opening into the Conservatory

CONSERVATORY 18'4" x 13'1" (5.6 x 4)



With uPVC windows and door opening into the rear garden. Air conditioning unit.

KITCHEN 16'9" x 11'10" (5.11 x 3.61)



The smaller measurement excluding the deep front facing uPVC window. Fitted units and 6 ring gas hob with electric oven and extractor hood. Rear facing uPVC window. Storage Pantry

CLOAKROOM

With W.C. and wash basin, radiator and sealed unit double glazed opaque window.

LANDING



Approached by an open tread staircase from the Hall. Storage cupboard, radiator and uPVC double doors open onto a Balcony

MASTER BEDROOM 16'2" x 12'1" (4.95 x 3.7)

The smaller measurement taken to the wardrobe doors which run the length of one wall with additional wardrobes to the opposite wall. Radiator and front facing uPVC bow window

DRESSING ROOM 6'6" x 16'10" (2 x 5.15)

With radiator, side facing uPVC window, built-in cupboard and under eaves storage

EN-SUITE

Comprising of a walk-in Shower enclosure, 'his and hers' vanity wash basins and W.C. Heated towel rail and uPVC opaque window.

REAR BEDROOM 14'9" x 8'11" (4.51 x 2.72)

Having built-in wardrobes, radiator and two uPVC windows

REAR BEDROOM 12'3" x 9'0" (3.74 x 2.75)

With radiator, uPVC window and built-in wardrobes

FAMILY BATHROOM 9'3" x 6'3" (2.83 x 1.91)



Comprising a bath with electric shower over, W.C. and glass wash basin. Radiator and uPVC opaque window.

INNER LANDING



With radiator, two front facing windows and built-in wardrobes with additional storage cupboard

BEDROOM 14'1" x 15'8" (4.31 x 4.79)



With uPVC front facing bay window and further side facing leaded window. Radiator and vanity wash basin

OUTSIDE



The property occupies a substantial plot standing in wooded gardens totalling 0.6 acre and offering an

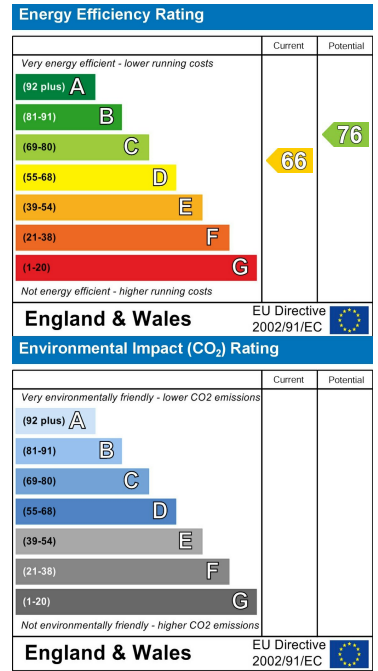
exceptionally high degree of privacy. Double electric gates open onto a block paved sweeping drive which leads to a turning area and allows access to the double Garage. The lawns are flanked and screened by established trees and bushes whilst directly to the rear of the house is a large paved patio/entertaining area

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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