



30 Lymister Avenue, Rotherham, S60 3DD

Offers In The Region Of £750,000

A simply stunning FIVE BEDROOM INDIVIDUAL DETACHED FAMILY RESIDENCE located on the prestigious Duke of Norfolk estate.

The property has undergone an extensive course of renovation which will only become apparent at the time of inspection and boasts GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, THREE RECEPTION ROOMS AND STUDY, FITTED KITCHEN/DINER, MASTER BEDROOM WITH EN-SUITE, DRESSING ROOM AND BALCONY, EN-SUITE TO THE SECOND BEDROOM, THREE FURTHER APLE SIZED DOUBLE BEDROOMS AND TWO BATHROOMS.

The property occupies a substantial plot with large lawned rear garden and 'in and out' drive and integral double Garage.

RECEPTION HALL



With composite entrance door and storage cupboard. The inner hall leads to the Study and Bedroom with access to the rear garden

RECEPTION ROOM/SNUG 9'10" x 13'8" (3.01 x 4.19)



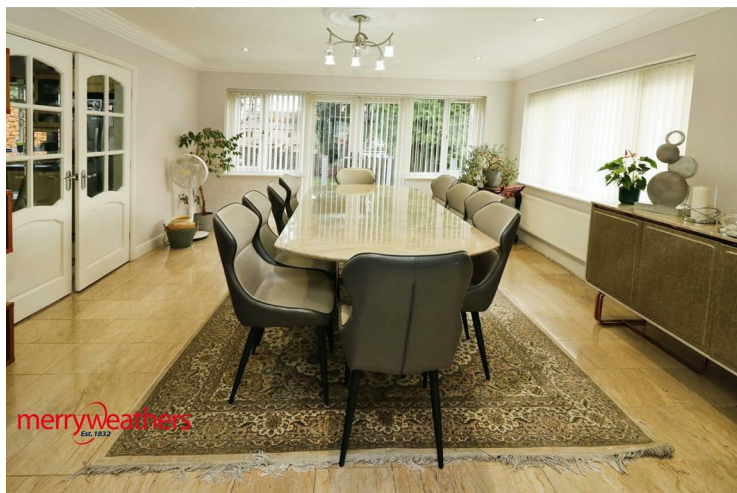
With front facing window and radiator

LOUNGE 14'11" x 23'1" (4.55 x 7.04)



The focal point of the room being the period style fireplace surround. Large front facing radiator with radiator beneath. Glazed doors open into the Dining Room

DINING ROOM 14'11" x 15'11" (4.55 x 4.86)



With polished tiled floor, side facing window and double doors opening into the rear garden. Radiator

KITCHEN/DINER 17'1" x 17'11" (5.21 x 5.47)



Having an extensive range of fitted base and wall units with contrasting work surfaces and inset stainless steel sink set beneath the rear facing uPVC window. Integrated gas hob with high level extractor hood, electric double oven, built-in dishwasher and american style fridge/freezer recess. Tiled floor, radiator and walk-in Pantry.

UTILITY ROOM 10'8" x 6'5" (3.26 x 1.97)



With base and wall units and inset stainless steel sink, space and plumbing for washing machine

STUDY 11'5" x 7'2" (3.49 x 2.2)



With radiator and side facing uPVC window

BEDROOM 11'5" x 10'4" (3.49 x 3.17)

With radiator and uPVC window

SHOWER ROOM/CLOAKROOM 9'10" x 3'3" (3.01 x 1)

With shower cubicle, W.C. and wash basin

FIRST FLOOR LANDING



With front facing uPVC window and radiator

MASTER BEDROOM 15'8" x 16'4" (4.8 x 5)



Having two front facing uPVC windows and radiator

DRESSING ROOM 7'1" x 7'7" (2.16 x 2.33)



With radiator and uPVC double doors opening onto the Balcony

EN-SUITE 8'3" x 7'7" (2.54 x 2.33)



Comprising of a shower cubicle, W.C. and wash basin

REAR BEDROOM TWO 15'4" x 13'1" (4.69 x 4)



With radiator and uPVC window

EN-SUITE 10'3" x 3'3" (3.14 x 1)



With shower cubicle, W.C. and wash basin. uPVC opaque window

REAR BEDROOM THREE 13'7" x 10'3" (4.16 x 3.14)



With radiator and uPVC window

FRONT BEDROOM FOUR 12'1" x 10'11" (3.7 x 3.33)



With corner uPVC windows and radiator

FAMILY BATHROOM 9'8" x 8'11" (2.95 x 2.73)



Having a corner bath, vanity wash basin, W.C. and shower cubicle. Radiator, tiling to the walls and uPVC opaque window.

DOUBLE GARAGE 15'6" x 17'4" (4.74 x 5.29)



With Store Room

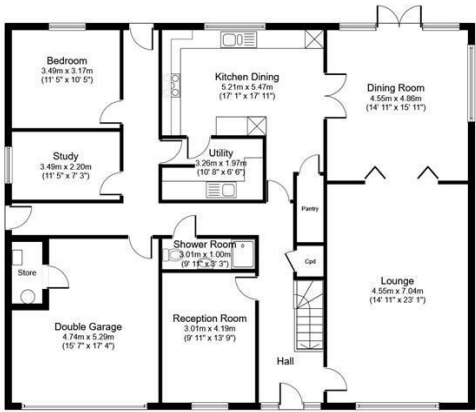
GARDENS



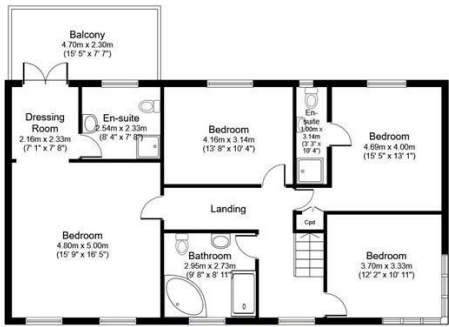
With in and out drive which provides ample off-road parking.

To the rear is a large, established lawned garden with full-width decked verandah.

Floor Plan



Ground Floor
Floor area 150.3 sq.m. (1,618 sq.ft.) approx



First Floor
Floor area 102.9 sq.m. (1,108 sq.ft.) approx

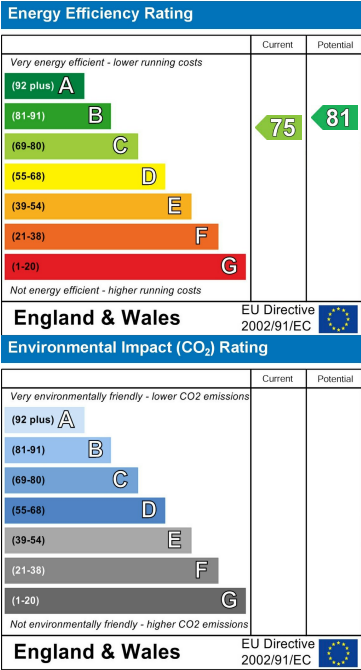
30 Lymister Avenue, ROTHERHAM, S60 3DD NOT TO SCALE For layout guidance only

Area Map



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Energy Efficiency Graph



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Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

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

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

