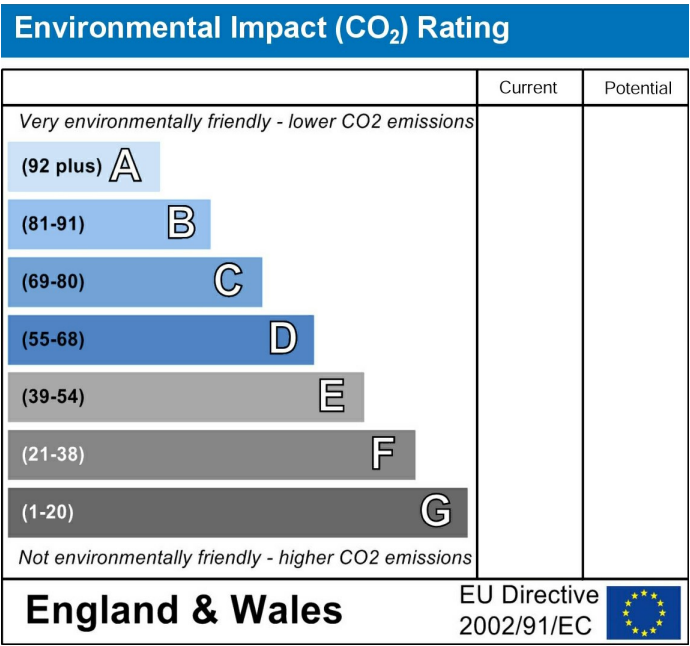
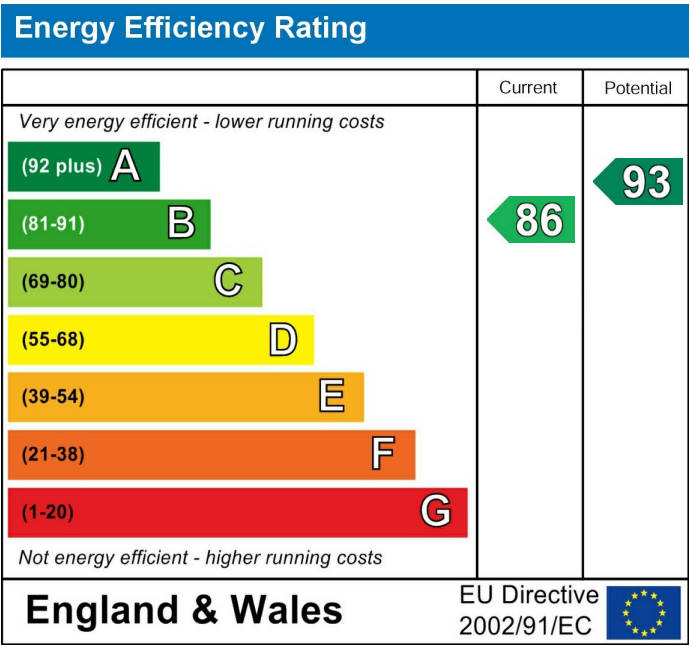
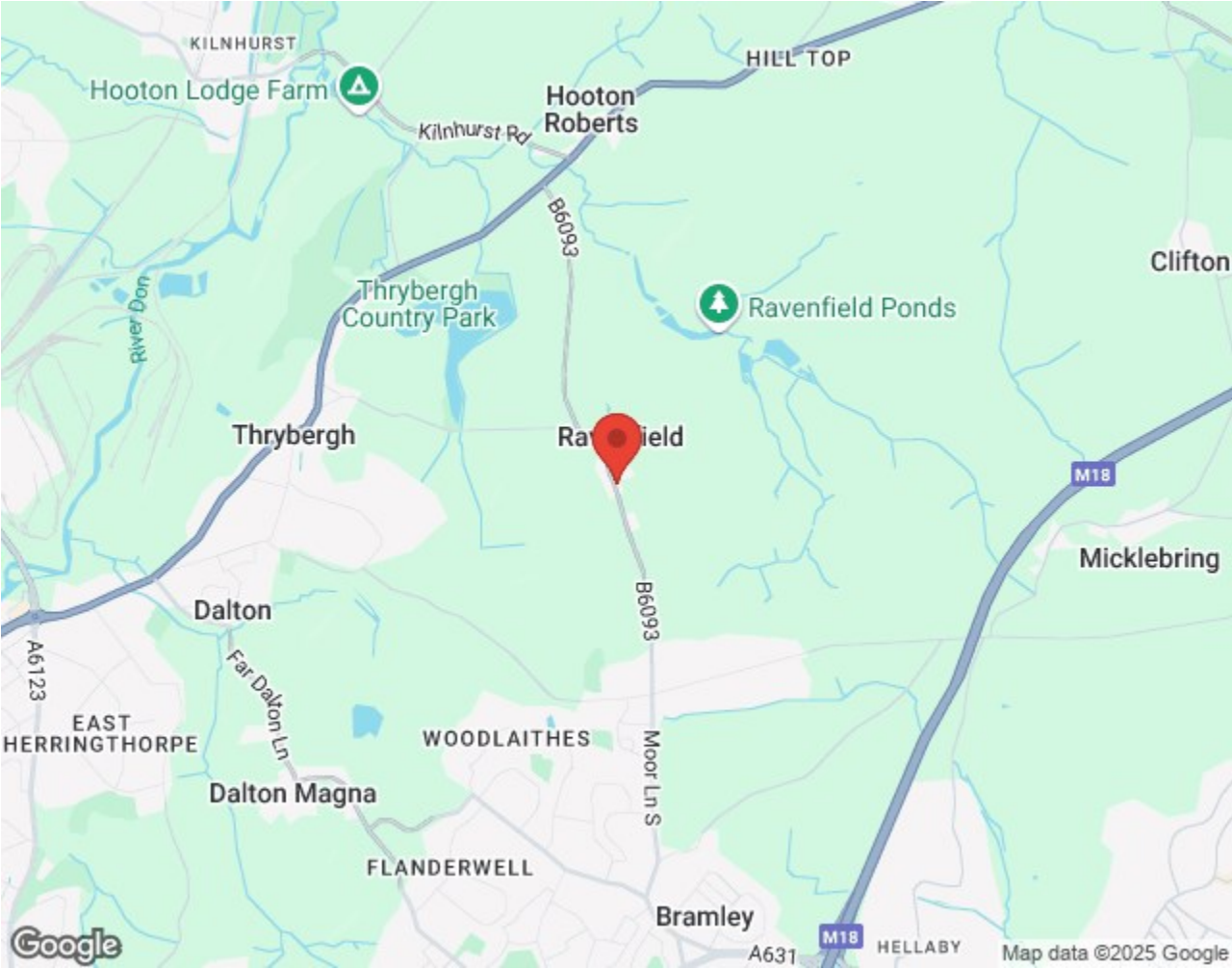


Energy Efficiency Graph



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



15 Main Street, Old Ravenfield, Rotherham,
S65 4NA

Offers In The Region Of £600,000

Key Points

*** UNDER OFFER ***

MERRYWEATHERS are extremely PROUD to offer to the market this STUNNING four bedroom DETACHED property in the sought after location of Ravenfield Rotherham.

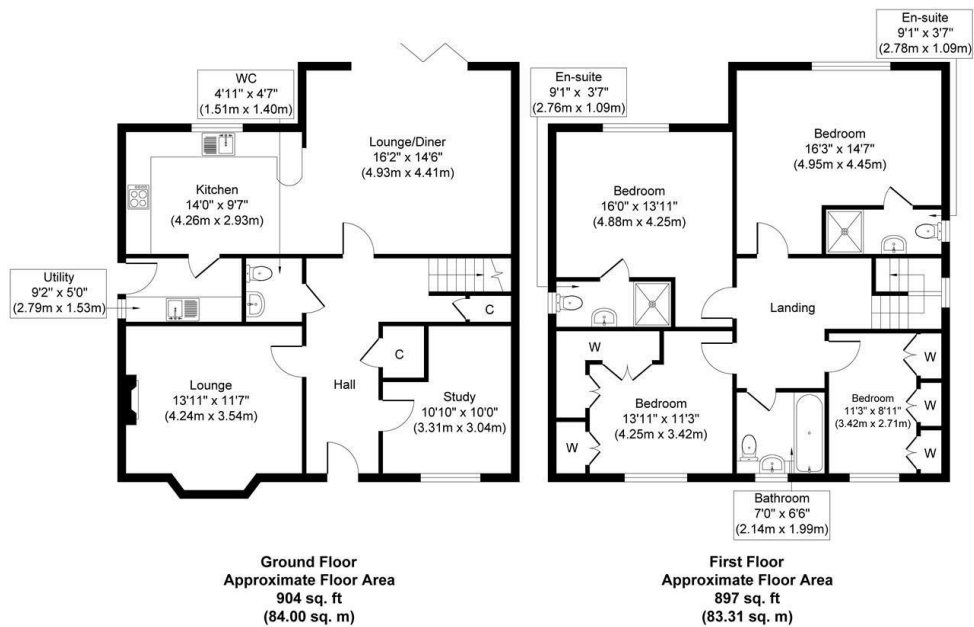
This fantastic family homes is decorated tastefully throughout and briefly comprises of two reception rooms a spacious kitchen diner, utility room, down stairs WC, four double bedrooms two featuring en suites and a additional family bathroom.

The Property offers well presented gardens to the front and rear including driveway with electric gates and garage with electric roller door. The property also offers a full security alarm including CCTV.

Viewing is HIGHLY RECOMMENDED to appreciate what this beautiful home has to offer call MERRYWEATHERS today on 01709 375591.

- Detached
- Four Double Bedrooms
- Two En Suites
- Drive With Garage
- Sought After Location
- CCTV
- Two Reception Room
- Utility Room
- Tasteful Decorated
- Front And Rear Gardens

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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About This Property

Property Introduction

We are delighted to present this immaculate detached family home in a highly sought-after location, ideal for families seeking both comfort and convenience. Boasting four generously sized double bedrooms, this residence seamlessly combines style, space, and practicality.

The master bedroom offers a serene retreat, featuring an en-suite for added privacy and convenience. A second double bedroom also benefits from its own en-suite, making it perfect for guests or older children. The third and fourth double bedrooms are equipped with built-in wardrobes, providing ample storage solutions for growing families.

The open-plan kitchen is a true focal point of the home, benefitting from an abundance of natural light and a practical layout including a breakfast area and a utility room, perfect for busy family life. The main reception room is finished to an exceptional standard, featuring elegant oak flooring, a classic fireplace, and a large bay window that floods the space with natural light.

This property further boasts desirable unique features including private parking, a well-maintained garden, and a single garage to accommodate modern family needs. Outside, the garden offers a safe and peaceful environment for children to play and for entertaining guests.

Enjoy the convenience of local amenities, nearby parks, and highly regarded schools within close proximity, enhancing the appeal of this family home. Early viewing is strongly recommended to fully appreciate all that this outstanding property has to offer.

Entrance Hall

With a front facing UPVC entrance door, oak flooring, central heating radiator and stairs rising to the first floor accommodation. The entrance hall is well lit with spot lights to the ceiling and neutral décor.

Lounge

13'10" x 11'7"

With a front facing UPVC bay window with fitted shutters and central heating radiator. The lounge features a beautiful oak floor along with neutral décor with the focal point of the room being the fireplace with electric fire in set.

Study

10'9" x 9'11"

With a front facing UPVC window with fitted shutters, central heating radiator and beautiful oak flooring.

Lounge Diner

14'4" x 16'2"

With rear facing bi folding doors allowing lots of natural light to the room, The room benefits from oak flooring, spot lights to the ceiling and fitted shutters to the bi folds.

Kitchen

9'6" x 13'10"

This impressive kitchen is fitted with a modern range of wall base and draw units, complete with integrated appliances to include an Electric oven and gas hob with hood above, fridge, freezer, dishwasher and microwave, the room hosts a central heating radiator and being open plan to the lounge diner makes it the perfect space for family time and entertaining.

Utility Room

9'1" x 5'0"

With a range of wall and base units featuring a sink with drainer unit and mixer tap with free standing appliances to include a automatic washing machine and tumble dryer.

WC

4'11" x 4'5"

With a two piece suite comprising of a low flush WC and hand wash basin with vanity unit and central heating radiator.

Landing

With Beautiful oak flooring, tasteful décor and central heating radiator.

Bedroom One

14'6" x 16'2"

With a large rear facing UPVC window with fitted shutters, central heating radiator, spot lights to the ceiling and oak flooring. The room is generously sized double with neutral décor and en suite shower room.

En Suite

3'6" x 9'1"

With a three piece suite comprising of a walk in shower, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.





Bedroom Two
16'2" x 14'7"
With a large rear facing UPVC window with fitted shutters, central heating radiator and oak flooring. The room is a generously sized double with neutral décor and en suite shower room.

En Suite Two
3'6" x 8'1"
With a three piece suite comprising of a walk in shower, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom Three
12'0" x 11'1"
With a front facing UPVC window with fitted shutters and central heating radiator. The room is currently used as a dressing room featuring a range of comprehensive fitted wardrobes and oak flooring.

Bedroom Four
11'2" x 6'10"
With a front facing UPVC window with fitted shutters and central heating radiator. The room is currently used as a dressing room featuring a range of comprehensive fitted wardrobes and oak flooring.

Family Bathroom
7'0" x 6'6"
With a three piece suite comprising of a bath, vanity hand wash unit and low flush WC. With central heating radiator and opaque double glazed window.

Front Elevation
To the front of the property is a well kept laid to lawn garden with established shrubs and bushes.

Rear Elevation
To the rear of the property is a laid to lawn garden with patio area perfect for entertaining on the warmer days. The rear of the property is a driveway which is secured by double electric gates which in turn provides access to detached garage which is also secured by an electric roller door.

Garage
18'0" x 11'8"
With full electrics to include lights and sockets. Secured by an electric roller door.

Material Information
Council Tax Band: F
Tenure: Freehold
Property Type: Detached
Construction type standard
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: Driveway
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/home.xhtml>
We advise all clients to discuss the above points with a conveyancing solicitor.