



Wood Lane, Wickersley,

Guide Price £500,000



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Wood Lane, Wickersley, Rotherham, South Yorkshire

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GUIDE PRICE £500000 - £525000 LOCATION, LOCATION, LOCATION! We welcome to the market this fantastic family home in the heart of Wickersley. Residing on a spacious plot facing the woods and within walking distance to the popular Wickersley school, this is the ideal spot for the growing family. This attractive property is set back from the road with a an ample driveway for numerous cars. The property briefly comprises of a welcoming entrance porch, Lounge, Conservatory, A versatile second reception, Dining room, Downstairs wetroom, Kitchen Diner, Utility Room, Four double bedrooms and a family bathroom. The property also benefits from a garage and gardens surround the property. EPC Grade C We don't expect this one to be around for long, Call Jenna

PORCH

An inviting entrance hall with tiled effect Amtico flooring and double glazed door.

HALLWAY

With stairs leading to the first floor and Amtico flooring, Central heating radiator. Multiple storage cupboards.

LOUNGE

6.10m (max) x 3.90m (20'0" (max) x 12'9")
The focal point of the room is a feature fireplace with surround and hearth. Box Bay window to the front elevation and doors leading to the conservatory. This spacious room is cosy and inviting.

CONSERVATORY

3.40m x 4.00m (11'2" x 13'2")
With views over the garden and ornate pond. An ideal spot to relax. Solid oak flooring.

SECOND RECEPTION

3.40m x 4.50m (11'2" x 14'9")
With a double glazed bay window to the front elevation and central heating radiator. This adaptable room could be easily used as another bedroom, study or playroom.

DINING ROOM

3.00m x 4.60m (9'10" x 15'1")
Views over the lawned gardens, double glazed windows and central heating radiator.

SHOWER ROOM

A tastefully presented, tiled wet room with walk in shower, hand basin and low flush W.C. LED Spotlights to the ceiling and central heating radiator. Double glazed frosted window to the rear elevation. Under floor heating.

KITCHEN DINER

7.80m (max) x 4.50m (25'7" (max) x 14'9")
This is the hub of the home with contemporary wall and base units and contrasting granite worktops. Two Stainless steel sinks with mixer tap and granite splash

backs. Freestanding double Rangemaster Toledo cooker, dishwasher and wine cooler. Downlights to the work surfaces and kickboards. A granite breakfast bar separates the main kitchen from the family area this space is a comfortable seating and further TV area. Patio doors lead out to the garden.

UTILITY ROOM

3.10m x 1.50m (10'2" x 4'11")
With space for a washing machine, tumble dryer and fridge freezer. Work surfaces. Double glazed stable door leading to the rear garden.

FIRST FLOOR LANDING

Access to all rooms. Airing cupboard with built in shelving for storage.

MASTER BEDROOM

4.60m x 5.00m (15'1" x 16'5")
A spacious room flooded with natural light. Fitted wardrobes, dressing table and drawers. Central heating radiator and double glazed window.

BEDROOM TWO

4.00m x 3.90m (13'2" x 12'9")
With double glazed window and central heating radiator.

BEDROM THREE

4.30m x 2.50m (14'1" x 8'2")
With double glazed window and central heating radiator. Storage cupboard

BEDROOM FOUR

3.10m x 3.00m (10'2" x 9'10")
Double glazed window and central heating radiator.

FAMILY BATHROOM

3.30m x 2.60m (10'10" x 8'6")
Fitted with a four piece suite comprising of an enclosed shower cubicle, His and Hers hand basins, low flush W.C and paneled bath. Fully tiled, double glazed window and central heating radiator.

GARAGE

With up and over door, power and light.

OUTSIDE

To the front is a gravelled driveway for several vehicles and spacious lawn, bordered by mature bushes for privacy. The rear garden can be accessed via either side of the property and opens out to an expanse of enclosed lawn. To the side elevation is a fenced pond, bordered with various plants, shrubs and flowers. A beautiful spot to relax away the time.

LOCATION

This well regarded area is popular with many buyers. It boasts fantastic transport links with access to the M18

and M1 gateway so is popular with commuters looking for a more rural setting. The safe and short walk to Wickersley school crosses no major roads and gives parents peace of mind. The popular Tanyard is a short walk away and offers a selection of shops, pubs and restaurants.



For full EPC please contact the branch

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