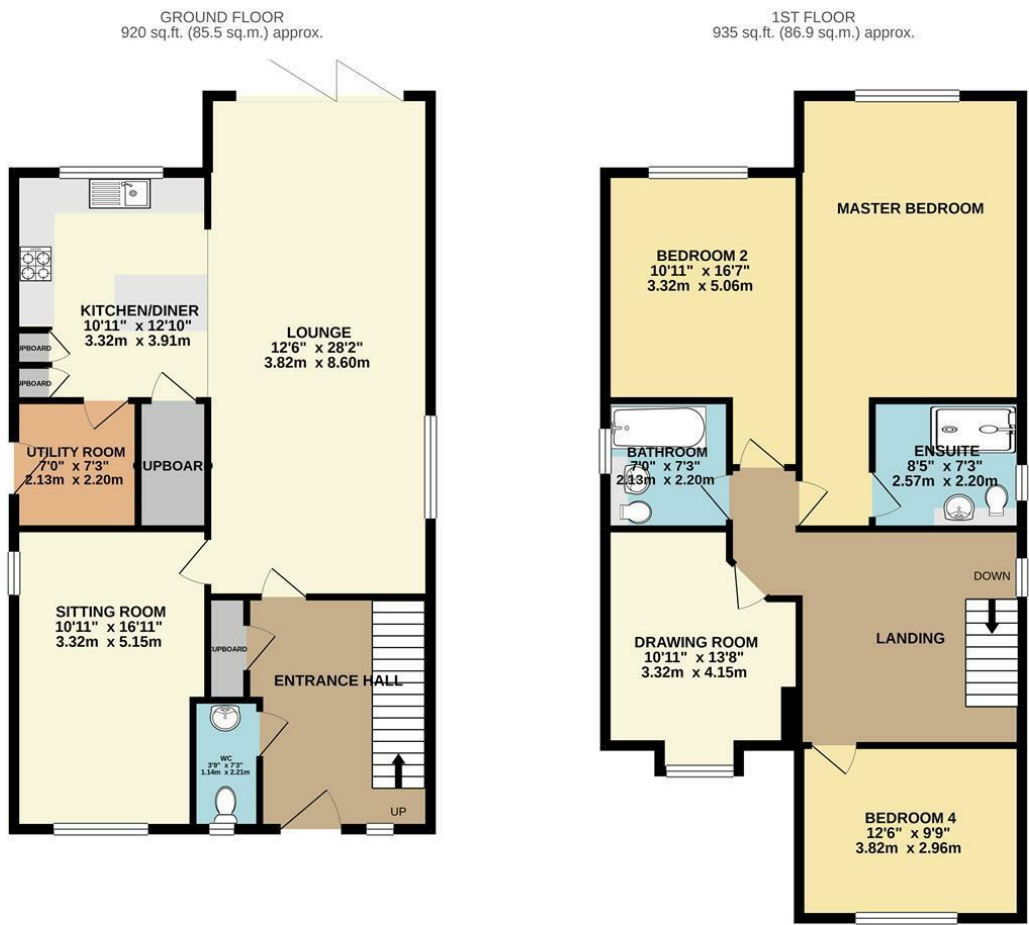




TOTAL FLOOR AREA: 1856 sq.ft. (172.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Welcome to this four-bedroom detached executive family home, perfectly positioned in one of Wickersley's most sought-after areas. Just moments from highly regarded schools and superb M18 motorway links, this property offers plenty of space and convenience for modern family life.

Step through the striking glass-enclosed porch into a grand entrance hallway that immediately sets the tone for the rest of the home. On the ground floor, the property boasts a fabulous open-plan lounge, kitchen and dining space. Bi-fold doors open seamlessly onto the rear patio and garden, creating a perfect blend of indoor and outdoor living. The high-specification kitchen is fitted with premium integrated appliances and a stylish island with breakfast bar. A handy storage cupboard and a separate utility room enhance the practicality of this space. To the front of the house, a separate sitting room offers a versatile second reception area, while a downstairs WC completes the ground floor.

Upstairs, the home continues to impress with four generously proportioned bedrooms. The master suite features fitted wardrobes and its own private en-suite, providing a touch of everyday luxury. A modern and elegant family bathroom serves the remaining bedrooms.

Outside, the property presents an attractive and spacious driveway with steps leading up to the glass porch, creating an impressive approach. To the rear lies a beautifully enclosed garden with a generous patio area, perfect for entertaining or relaxing. A garage sits at the foot of the garden, along with additional parking.

This beautiful home offers an unbeatable combination of location, style and practicality. Close to Wickersley's outstanding amenities, reputable schools and excellent transport links, it is ideal for families and commuters alike.

Opportunities like this don't come around often. Call ELR today to book your viewing.

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- ADDITIONAL RECEPTION ROOM
- UTILTIY ROOM AND DOWNSTAIRS WC
- FITTED WARDROBE AND EN-SUITE TO MASTER
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