



**Hollowgate, Whiston Rotherham S60 4HS**

**welcome to**

**Hollowgate, Whiston Rotherham**

MIRROR MIRROR ON THE WALL, WHO'S THE FAIREST OF THEM ALL? A perfect opportunity not to be missed- ticking all the boxes of family living is this five bedroom detached cottage - CALL NOW TO ARRANGE YOUR VIEWING!!!



### **Entrance Hall**

A welcoming entrance having a front facing double glazed door with floor to ceiling double glazed windows & skylight, a feature radiator wall & spotlights to the ceiling. Also featuring arched double doors leading into the Dining Room.

### **Lounge**

A fun & quirky space having a side facing double glazed window, tall rear facing double glazed windows & patio doors leading into the rear garden with radiator, spotlights to the ceiling & useful built in storage cupboards.

### **Dining Room**

The light & airy dining room has two front facing double glazed windows, a side facing double glazed window & a radiator. Featuring the stairs to the first floor landing, built in storage cupboard & spotlights to the ceiling.

### **Kitchen**

A modern style Kitchen fitted with a series of shaker style wall & base units housing the integrated hob & extractor fan, the double oven, microwave, the dishwasher & fridge/freezer with marble worktops & splashbacks housing the sink & drainer. Featuring a panel of floor to ceiling double glazed windows overlooking the courtyard, a high rise side facing double glazed window, a radiator & spotlights to the ceiling.

### **Downstairs W.C**

Off from the kitchen is the downstairs WC fitted with a vanity housing the hand wash basin with additional wall units.

### **First Floor Landing**

Having the stairs leading to the second floor with understairs storage, a radiator & spotlights & feature double glazed patio doors leading out the patio.

### **Bedroom One**

The spacious master bedroom benefits from two sets

of fitted wardrobes providing hanging and storage space, a side facing double glazed window, two rear facing double glazed windows, a radiator & spotlights to the ceiling.

### **En Suite**

The larger than average En Suite is fitted with a drop down bath & a separate shower cubicle with slate flooring, an inset wash hand basin surround by built in storage cupboards and a W.C. Also having a heated towel rail, spotlights to the ceiling and a side and rear facing double glazed window.

### **Bedroom Two**

Having a front & side facing double glazed window, a radiator, spotlights and built in wardrobes providing hanging and storage space.

### **Utility**

Fitted with wall & base units with worktops housing the sink & drainer with space & plumbing for a washing machine & a dryer. Having a front facing double glazed window.

### **Second Floor**

#### **Bedroom Three**

Having two side facing double glazed windows, a rear facing double glazed window, a radiator & spotlights to the ceiling.

#### **Bedroom Four**

Having a front facing double glazed window, a radiator, spotlights to the ceiling & built in storage cupboards.

#### **Bedroom Five / Office**

Having a side facing double glazed window & a radiator.

### **Bathroom**

Fitted with a bath, a wash hand basin and a W.C. Having a side facing double glazed window and a heated towel rail with spotlights to the ceiling.

### **Outside**

The property is surrounded by an enclosed upper level patio area ideal for entertaining along with a decked area by the lounge for morning coffee. Also having a larger than average gated driveway and a double garage providing off road parking and providing access to the courtyard.



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## Hollowgate, Whiston Rotherham

- Five bedroom detached cottage - Located in a sought after area
- Spacious & BEAUTIFULLY presented throughout
- Utility & Downstairs WC
- Large driveway & double garage providing off road parking
- Stunning surrounding gardens/patios

Tenure: Freehold EPC Rating: D

Council Tax Band: F

# £750,000



Please note the marker reflects the postcode not the actual property

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