



The Grange Sandhill Road, Rawmarsh Rotherham S62 5NT

welcome to

The Grange Sandhill Road, Rawmarsh Rotherham

LARGER THAN LIFE!! Offering much more than meets the eye - this SIX BEDROOM detached family home stands proudly on an envious plot. Boasting absolutely stunning accommodation from top to bottom, a driveway & a double garage - words simply can't describe the beauty & potential of this - CALL US NOW!



Entrance Hall

A stunning welcoming entrance hall sets the tone for the rest of the property, offering a bright & airy first impression & featuring tasteful decor along with original features, the space provides ample room for coats & footwear along with convenient access to the main ground floor rooms. Also being home to not one, but two staircases accessing the first floor

Lounge

A beautifully presented lounge offering a warm & comfortable living space ideal for relaxing. Filled with natural light from the large double glazed window, creating a bright atmosphere. Tastefully decorated, providing ample space for a range of furnishings set around the feature fireplace enhancing a cosy appeal.

Lounge Two / Sitting Room

A versatile second reception room, offering an adaptable space ideal as an additional lounge, snug, or family sitting room. The room provides a homely setting perfect for relaxation, reading, or quieter evenings. Again, benefiting from natural light and ample space for comfortable furnishings, this room complements the main living areas.

Cloakroom / Playroom

Another highly versatile ground floor room to suit a variety of needs. Providing an ideal children's area off from the kitchen boasting a downstairs WC fitted with a hand wash basin & plenty of built in fitted storage enhancing practicality for everyday living.

Study / Office

A spacious study ideal for working from home or quiet time enhanced by two double glazed windows allowing plenty of natural light. Offering ample space for desks & storage, the versatility of this room includes a hobby room or additional reception space.

Kitchen / Diner

A breathtakingly spacious & stunning kitchen forming the heart of the home fitted with a range of wall and base units offering ample workspace &

storage flowing into a spacious dining area suitable for family meals & entertaining. Boasting a range cooker & benefiting from tiled flooring, four front facing double glazed windows keeping the space drenched with natural light.

Front Utility Room

Having a front facing double glazed door, a side facing double glazed window and a central heating radiator. Also having space and plumbing for a washing machine and a vented dryer and benefits from a wash hand basin and a small bath.

Rear Utility Room

Having space and plumbing for a washing machine and fitted with a W.C. Also having a rear facing double glazed window and door leading to the garden.

Landing

A spacious & well designed landing providing access to six generously sized bedrooms & two main bathrooms, creating a practical layout for family living. The front facing window allows natural lighting & is enhanced by the feature of two staircases offering character to the home. Providing easy access to all rooms whilst creating a sense of openness.

Bedroom One

An impressive principal bedroom offering a luxurious retreat. Providing ample space for a range of furnishings along with a walk through dressing area. Illuminated by four Velux windows enhancing the space of the room, the designed space forms a stand out feature of the home.

En Suite

Complimenting the principal bedroom is the private ensuite bathroom fitted with a contemporary suite including a shower cubicle, hand wash basin & WC along with plenty of built in storage. The Velux window opens up the room providing a bright and spacious area.

Bedroom Two

A spacious double bedroom offering a comfortable living space. Benefiting from fitted wardrobes providing excellent built in storage & maximising floor space. This bedroom is ideal for family members or guests.

Bedroom Three

A well proportioned bedroom offering a comfortable & versatile living space, benefiting from fitted wardrobes maintaining an uncluttered feel. The room combines functionality with a bright & inviting atmosphere.

Bathroom

One of two well appointed family bathrooms fitted with a modern three piece suite comprising a bath with shower over, a hand wash basin inset a stylish vanity unit providing extra storage space & a WC. With neutral decor throughout the space is both practical & contemporary.

Bedroom Four

A highly versatile room offering flexibility to suit a range of lifestyle needs. Currently used as a bedroom, the space benefits from fitted wardrobes. An adaptable space which could easily present as a guest bedroom, nursery, dressing room or home office.

Bedroom Five

A comfortable & well proportioned room making a practical addition easily tailored to suit individual needs.

Bedroom Six

The sixth bedroom offers a bright & airy space ideal for use as an additional bedroom, home office etc adaptable to suit individual needs. With ample space for essential furnishings.

Bathroom

The second of the two family bathrooms is fitted with a Jacuzzi bath and a separate shower cubicle, a



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welcome to

The Grange Sandhill Road, Rawmarsh Rotherham

- Six bedroom detached family home
- Extremely spacious & beautifully presented accommodation throughout
- Popular location - well placed for amenities & schools
- Larger than average stunning kitchen, four reception rooms, two staircases
- Driveway & double garage

Tenure: Freehold EPC Rating: D
Council Tax Band: E



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF115508 - 0003

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