

Ground Floor
136 sq m/1463.89 sq ft
Approx.

Ground Floor Plan details:
Kitchen: 6.50m x 4.97m (21'4" x 16'4")
Dining: 2.14m x 1.64m (7'0" x 5'4")
Sitting Room: 5.92m x 3.91m (19'5" x 12'10")
Utility Room: 3.43m x 2.44m (11'3" x 8'0")
Bedroom 6/Study: 3.95m x 3.80m (13'0" x 12'6")
Lounge: 3.96m x 3.95m (13'0" x 13'0")
Entrance Hall: 1.30m x 1.30m (4'3" x 4'3")
WC: 1.30m x 1.30m (4'3" x 4'3")
Ensuite: 2.50m x 2.25m (8'2" x 7'5")

First Floor
87 sq m/936.46 sq ft
Approx.

First Floor Plan details:
Bedroom 1: 5.40m x 4.10m (17'9" x 13'5")
Work In: 2.00m x 1.95m (6'7" x 6'5")
Bedroom 2: 3.95m x 2.34m (13'0" x 7'8")
Bedroom 3: 3.95m x 3.07m (13'0" x 10'1")
Bedroom 4: 3.95m x 2.53m (13'0" x 8'4")
Bathroom: 3.95m x 1.88m (13'0" x 6'2")
Landing: 1.30m x 1.30m (4'3" x 4'3")
Ensuite: 2.97m x 1.83m (9'9" x 5'4")
Ensuite: 2.00m x 1.37m (6'7" x 4'6")

Outbuilding
28 sq m/301.38 sq ft
Approx.

Outbuilding Plan details:
Garage/Workshop: 9.56m x 3.08m (31'4" x 10'1")

Exterior view of the property showing a large green lawn, a wooden fence, and a trampoline.

Map showing the location of the property in Wicker, near Dalton Magna, Flanderwell, Bramley, and Hellaby.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/measure if quoted on this plan. CP Property Services @2020

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Thornfield, Lings Lane, Rotherham, S66 1JP

Offers In The Region Of £695,000

Thornfield Lings Lane, Wickersley,
Rotherham, S66 1JP

Description
A truly outstanding family home, beautifully presented throughout, offering spacious, versatile accommodation, exceptional open-plan living and high-quality finishes.

Located in the highly sought-after area of Wickersley, this fabulous five bedroom detached home offers an exceptional standard of accommodation and is perfectly suited to modern family life. Beautifully presented throughout, the property combines generous proportions with stylish interiors and an impressive degree of flexibility, making this a home that can adapt perfectly to the needs of a growing family.

The ground floor immediately impresses with a welcoming entrance hall leading to a front-facing lounge, featuring a focal log burner creating a warm and inviting space. The real heart of the home is the stunning open-plan kitchen, dining and sitting room, an impressive and exceptionally spacious room. Featuring a striking lantern roof and bi-fold doors opening directly onto the rear garden, this superb space is flooded with natural light and provides the perfect setting for both everyday family life and entertaining.

The beautifully appointed kitchen has been thoughtfully designed with both style and practicality in mind. A tiled floor benefits from underfloor heating, while an extensive range of fitted units are complemented by luxurious quartz worktops. A central island provides an excellent focal point and incorporates an induction hob with down-draught extractor, integrated freezer, breakfast bar and storage. The impressive specification continues with a full-height fridge, dishwasher, Bosch electric oven, combination oven and warming drawer, providing everything required for the keenest of home cooks. An adjoining utility room provides further practical space.

Also situated on the ground floor is an excellent fifth bedroom, complete with a fabulous en-suite featuring a freestanding bath, making this an ideal guest suite, teenager's bedroom or accommodation for a family member. A further versatile room provides superb flexibility and could be utilised as a home office, playroom, hobby room or potentially even a sixth bedroom, depending on individual requirements. There is also a convenient downstairs WC completes the ground floor accommodation.

To the first floor are four further generously proportioned double bedrooms. The principal bedroom is particularly impressive, enjoying a walk-in wardrobe and stylish en-suite facilities. Bedroom two also benefits from its own en-suite, while the remaining bedrooms are served by a stunning family bathroom.

Outside, the property continues to impress with excellent kerb appeal. A long gravelled driveway provides ample off-road parking and is complemented by a neat front lawn, with gates providing access to the rear of the property. The good-sized rear garden offers a lovely combination of patio and lawn, providing an attractive outdoor space for relaxing, entertaining and family enjoyment. There is also the significant benefit of a tandem garage, offering excellent storage, parking and workshop potential.

This is an exceptionally spacious and versatile home, from the outstanding open-plan living space and superb kitchen specification to the generous bedrooms, multiple en-suites and flexible additional rooms, this is a property that truly needs to be viewed to appreciate everything it has to offer.

Early viewing is highly recommended to fully appreciate this exceptional family home. Contact us today to arrange your viewing.

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Fabulous five bedroom detached family home in the highly sought-after heart of Wickersley
- Stunning open-plan kitchen, dining and sitting room with lantern roof and bi-fold doors opening onto the garden
- Luxury fitted kitchen with quartz worktops, central island, breakfast bar and extensive range of integrated appliances
- Underfloor heating to the tiled kitchen floor and adjoining utility room
- Five generous bedrooms, including a superb ground floor bedroom with a luxurious en-suite and freestanding bath
- Principal bedroom with walk-in wardrobe and en-suite, plus a further en-suite to bedroom two
- Excellent flexible accommodation, including a versatile office/playroom or potential sixth bedroom
- Impressive gardens, ample off-road parking and tandem garage/workshop, with approximately 2,700 sq ft of accommodation including the garage
- Freehold / Council Tax Band G
- Early viewing is highly recommended to fully appreciate this exceptional family home.

