



Davy Drive, Sunnyside Rotherham S66 3RY

welcome to

Davy Drive, Sunnyside Rotherham

£400,000-£425,000 - ABSOLUTELY FABULOUS - Offering the PERFECT family space is this SIX bedroom detached property boasting well presented accommodation throughout with off road parking & a delightful rear garden...DON'T MISS OUT, CALL TODAY!!!



Entrance Hall

Having a front facing double glazed door, a radiator and a built in storage cupboard.

Downstairs Wc

Fitted with a hand wash basin, a WC & a radiator.

Lounge

11' 7" x 19' 11" into bay window (3.53m x 6.07m into bay window)

Having a front facing double glazed bay window, two radiators & a gas fire.

Dining Room

9' 10" x 11' 9" (3.00m x 3.58m)

Having a rear facing double glazed window & a radiator.

Kitchen

11' 8" into recess x 17' 1" into recess (3.56m into recess x 5.21m into recess)

Fitted with wall and base units housing the integrated hob, oven, extractor fan & a wine fridge with worktops housing the sink & drainer. Having a rear facing double glazed window, a radiator & spotlights to the ceiling.

Utility Room

Fitted with base units housing a sink & drainer, the boiler and having a side facing double glazed door.

Conservatory

12' 9" into recess x 10' 6" into recess (3.89m into recess x 3.20m into recess)

Having side facing double glazed French doors with side & rear facing double glazed windows.

Landing

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

Bedroom One

11' 9" into recess x 13' 9" (3.58m into recess x 4.19m)

Situated on the second floor having a front facing

double glazed window, a rear facing velux window, a radiator & built in storage.

En Suite

Fitted with a shower cubicle, a hand wash basin & a WC. Having a rear facing velux window & a heated towel rail.

Bedroom Two

16' 1" into recess x 11' 7" (4.90m into recess x 3.53m)

Situated on the second floor having two rear facing velux windows, a radiator & two built in storage cupboards.

Bedroom Three

16' 2" into recess x 11' 11" into recess (4.93m into recess x 3.63m into recess)

Having a front facing double glazed window & a radiator.

En Suite

Fitted with a shower cubicle, a hand wash basin & a WC. Having a side facing double glazed window & a heated towel rail.

Bedroom Four

10' 2" into recess x 11' 1" (3.10m into recess x 3.38m)

Having a rear facing double glazed window and a radiator.

Bedroom Five

8' 4" into recess x 10' 3" (2.54m into recess x 3.12m)

Having a rear facing double glazed window and a radiator.

Bedroom Six

8' 4" x 12' 10" into recess (2.54m x 3.91m into recess)

Having two front facing double glazed windows & a radiator.

Bathroom

Fitted with a four piece suite consisting of a bath, a separate shower cubicle, a hand wash basin & a WC. Having a rear facing double glazed window & spotlights to the ceiling.

Outside

To the front of the property is a drive providing off road parking for two cars & an integrated garage with an up & over door.

To the rear is a well presented lawned garden with a patio all enclosed with fencing.



view this property online williamhbrown.co.uk/Property/RTF116576



welcome to

Davy Drive, Sunnyside Rotherham

- Six bedroom detached property
- Spacious & well presented accommodation throughout
- Perfect family purchase
- Conservatory & Utility
- Drive & Integral garage

Tenure: Freehold EPC Rating: C

Council Tax Band: F

guide price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116576



Property Ref:

RTF116576 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



williamhbrown.co.uk