3
KINGS GATE



BLENHEIM



LOCATED IN A PRIVATE, GATED AREA AND OFFERING MODERN LIVING SPACES THROUGHOUT THAT HAVE BEEN THOUGHTFULLY DESIGNED FOR SPACIOUS LIVING, WELCOME TO 3 KINGS GATE.

With five bedrooms, four reception rooms and being close to amenities, it is perfectly suited to a growing family.





ENTRANCE HALL

On the ground floor are the main living areas, including a bay windowed lounge with a fireplace and a stunning dining kitchen with a media wall and integrated appliances.

Completing the ground floor is the dining room/orangery that looks out to the rear garden, an office, utility room and double garage. The first floor houses the bedrooms, including the fabulous master suite, an additional double bedroom suite, three further bedrooms and the family bathroom. Externally, there is a large driveway and a fabulous rear garden.

The property is conveniently located for local amenities, including public houses and shops. A short drive takes you to Wickersley, where there is a further variety of restaurants, public houses, shops and cafes. Rotherham Hospital is within walking distance and there is a range of good local schooling in the area, including Thomas Rotherham College. The M1 and M18 motorways are conveniently accessible, providing routes to Doncaster, Nottingham, Leeds and London. It is also a short drive to Sheffield city centre.

The property briefly comprises of on the ground floor: Entrance hall, WC, lounge, dining kitchen, utility room, double garage, office and dining room/orangery.

On the first floor: Landing, master bedroom, master en-suite shower room, master dressing room, bedroom 2, bedroom 2 en-suite shower room, bedroom 3, bedroom 4, bedroom 5 and family bathroom.

GROUND FLOOR

A UPVC timber effect door with side panels opens to the entrance hall.

Entrance Hall

With front facing, full-height UPVC timber effect panels, a coved ceiling, recessed lighting and tiled flooring with underfloor heating. An oak door opens to the WC, an oak door with an obscured glazed panel opens to the lounge and oak double doors with glazed panels opens to the dining kitchen.

WC

Having a flush light point, extractor fan and tiled flooring with underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. A cupboard houses the underfloor heating valves. .

Lounge

19'5 x 15'6 (5.91m x 4.72m)

A beautiful lounge with a front facing UPVC timber effect double glazed bay window, coved ceiling, pendant light point, recessed lighting, TV/aerial point and underfloor heating. The focal point of the room is the fireplace with a mantel, surround and hearth.

Dining Kitchen

38'9 x 13'3 (11.80m x 4.03m)

A well-appointed dining kitchen with a rear facing UPVC timber effect double glazed window, pendant light point, recessed lighting and tiled flooring with underfloor heating. The focal point of the room is the media wall. A range of fitted base/wall and drawer units incorporate a Quartz work surface, upstands and an inset 2.0 bowl, stainless steel sink with a gold Quooker tap. Appliances include two Neff oven/grills, a full-height fridge, full-height freezer and a dishwasher. A separate central island has a matching work surface with an induction hob with an extractor and hidden power sockets. Oak doors open to the utility room, storage cupboard, office and oak double doors with glazed panels opens to the dining room.

Utility Room

Having a side facing UPVC timber effect double glazed window, recessed lighting, extractor fan and tiled flooring with underfloor heating. A range of fitted base and wall units incorporate a work surface and an inset 1.0 bowl, stainless steel sink with a chrome mixer tap. There is the provision for a washing machine and tumble dryer. An oak door opens to the double garage and a UPVC timber effect door with obscured double glazed panels opens to the right side of the property.

Double Garage

17'10 x 17'9 (5.44m x 5.40m)

With an electric up-and-over door, light and power.

Office

10'11 x 7'8 (3.32m x 2.34m)

Having a rear facing UPVC double glazed panel, recessed lighting and underfloor heating.

Dining Room/Orangery

16'4 x 12'3 (4.97m x 3.74m)

A light-filled dining room/orangery with a side facing UPVC double glazed panel, triple glazed roof lantern, recessed lighting and underfloor heating. UPVC timber double doors with double glazed panels and UPVC bi-folding doors with double glazed panels opens to the rear of the property.

From the entrance hall, a solid oak staircase with an oak handrail rises to the first floor.



DINING KITCHEN



DINING KITCHEN

DINING KITCHEN

LOUNGE



LOUNGE



LOUNGE



OFFICE



WC

DINING ROOM/ORANGERY

FIRST FLOOR

Landing

Having a coved ceiling, recessed lighting and underfloor heating. Oak doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, bedroom five and family bathroom. Double oak doors open to a storage cupboard. Access can be gained to the loft.

Master Bedroom

15'5 x 11'6 (4.70m x 3.50m)

A double bedroom with a front facing UPVC timber effect double glazed bay window, recessed lighting, pendant light point, TV/aerial point and underfloor heating. Fitted furniture includes long hanging, shelving and drawer units. Oak doors open to the master en-suite shower room and master dressing room.

Master En-Suite Shower Room

Having a side facing UPVC timber effect double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and an illuminated vanity mirror above. To one corner is a separate shower enclosure with a rainhead shower, additional hand shower facility and a glazed screen/door.

Master Dressing Room

With a pendant light point and fitted shelving.

Bedroom 2

15'5 x 13'9 (4.70m x 4.18m)

A further double bedroom with a rear facing UPVC timber effect window, pendant light point, recessed lighting and underfloor heating. Fitted furniture includes long hanging, shelving and drawer units. An oak door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

With a rear facing UPVC timber effect double glazed obscured window, recessed lighting, extractor fan, shaver point, chrome heated towel rail and underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner is a separate shower enclosure with a rainhead shower, additional hand shower facility and a glazed screen/door.

Bedroom 3

18'3 x 9'7 (5.57m x 2.93m)

Another double bedroom with front facing UPVC timber effect double glazed windows, pendant light point, recessed lighting and underfloor heating.

Bedroom 4

13'1 x 9'8 (4.00m x 2.95m)

Having a rear facing UPVC timber effect double glazed window, pendant light point, recessed lighting and underfloor heating.

Bedroom 5

14'8 x 9'8 (4.46m x 2.95m)

With a rear facing UPVC timber effect double glazed window, pendant light point, recessed lighting and underfloor heating.

Family Bathroom

Having a side facing UPVC timber effect double glazed window, recessed lighting, extractor fan, in-built ceiling speaker, chrome heated towel rail and underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall is a panelled bath with a chrome mixer tap and a TV. To one wall is a separate shower enclosure with a rainhead shower, additional hand shower facility and a glazed screen.



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 2



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 4



BEDROOM 5

FAMILY BATHROOM

EXTERIOR & GARDENS

To the front of the property is exterior lighting, external power point and an electric vehicle charging point. A block paved driveway has parking for four vehicles. Access can be gained to the main entrance door and garage.

To the right of the property is exterior lighting and access can be gained to the utility room. A stone flagged path continues to the rear of the property.

To the left of the home, a stone flagged path continues to the rear.

To the rear is exterior lighting, an external power point, a water tap and a stone flagged patio. Access can be gained to the dining kitchen and dining room. Beyond the patio are two astroturf lawns with a raised planter, a mature tree and some mature hedging. The garden is fully enclosed by timber fencing and brick walling.









GROUND FLOOR

Ground Floor Approximate Floor Area:
1447 SQ.FT. (134.4 SQ.M.)

Total Approximate Floor Area (Including Garage):
3125 SQ.FT. (290.3 SQ.M)

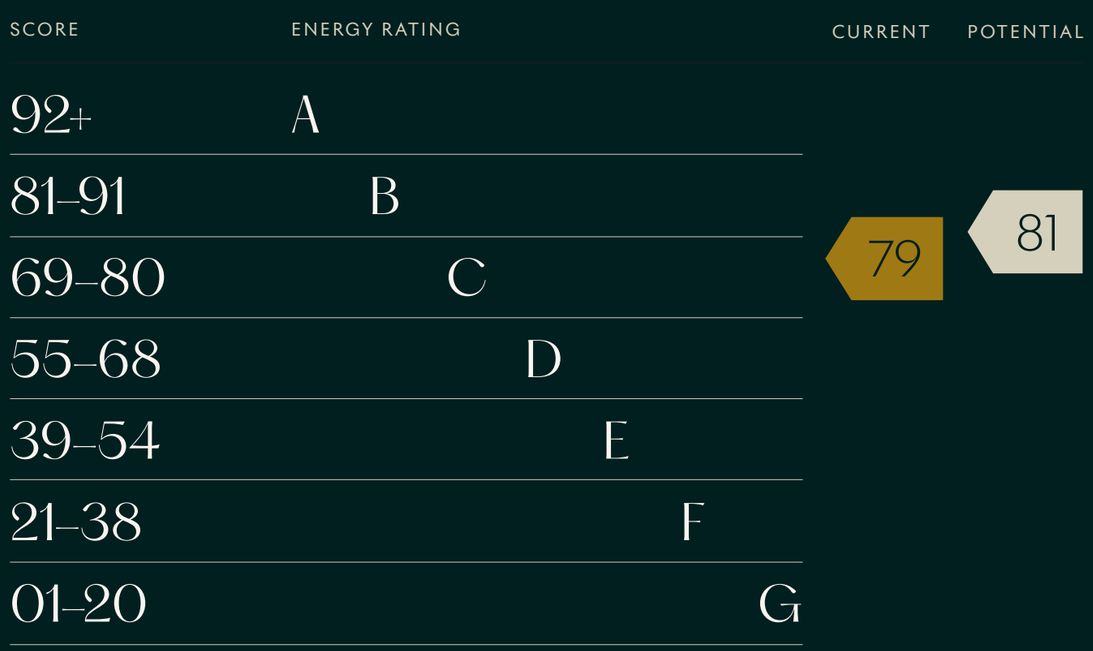


FIRST FLOOR

First Floor Approximate Floor Area:
1363 SQ.FT. (126.6 SQ.M)



BEDROOMS	BATHROOMS
5	3
LIVING ROOMS	**SQFT (INCLUDING DOUBLE GARAGE)**
4	3,125
TENURE	**COUNCIL TAX**
Freehold	G



Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Tree Preservation Order

Yes.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

3 KINGS GATE

Rotherham, South Yorkshire,
S60 3BF

Offers in the Region of £850,000

Viewing strictly by appointment with our consultant on: 0114 358 2020

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