

# Crucible Homes



Hilldrecks View  
Rotherham, S65 4RQ

Asking Price Of  
£480,000



## Overview

FREEHOLD

Four double bedrooms

Tastefully decorated throughout

Luxury finishing touches

CCTV and a full working alarm

Detached double garage



## Description

This superbly presented accommodation is approached via a large welcoming entrance hall, which opens into a generously proportioned formal dining room with a large bay window, a separate living room with French doors leading to the conservatory room, that opens onto the rear garden patio area, a high end dining kitchen with a range of appliances, downstairs W/C and a utility room. The ground floor level master bedroom benefits from a walk in built-in wardrobes and a luxurious en suite shower room. To the first floor the largest room benefits from another beautiful en suite shower room, two further double bedrooms are served by the deluxe family bathroom with a shower over bath. Externally, there is extensive off road parking leading to the substantial Double Garage which benefits from electric doors and the remainder of the land enclosed and filled with mature shrubs, the rear garden can be accessed via a pathway down the side, the private fully fenced rear garden with a large lawned section and surrounding flowering beds. The garden benefits from a large seating area perfect for alfresco dining. To conclude this is an excellent family home and viewing is essential to appreciate the accommodation on offer. Ravenfield is a quaint village, perfect for those who wish to commute via the M18 and A1 motorway networks. A range of independent amenities and reputable schools are just a short distance away from the



GROUND FLOOR  
1019 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA: 1800 sq.ft. (167.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	83   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

home.

