

ON HOLD



Rosemary Road, Wickersley
Asking Price Of £259,995


MARTIN&CO

Rosemary Road, Wickersley

3 Bedrooms, 1 Bathroom

Asking Price Of £259,995

- Detached
- Three bedrooms
- Drive
- Conservatory
- Popular location

Situated in the highly sought-after location of Wickersley, this modern detached family home offers three spacious bedrooms. The property enjoys a convenient location close to various local amenities, including bars, restaurants, transport links, and the M18/M1 motorway networks.

As you enter the property, you are greeted by a front entrance porch that leads to a generously sized lounge. The lounge boasts dual aspect windows, allowing for ample natural light to fill the room. Additionally, a charming fire surround adds a cozy and inviting touch to the space.

The breakfast kitchen is a highlight of the property, featuring a range of modern contrasting wall and base units. The kitchen also boasts integrated appliances such as a dishwasher, oven, hob, and extractor. A central island/breakfast bar enhances both the functionality and style of the kitchen. French doors lead from the kitchen to the conservatory, providing additional living space that can be enjoyed all year round.

For your convenience, the property includes a cloakroom with a two-piece suite, as well as a garage that has been converted into storage and utility room.

Moving upstairs, the first floor landing leads to three generously proportioned bedrooms. The master bedroom benefits from fitted wardrobes, offering ample storage space. The family bathroom is equipped with a white three-piece suite.

Outside, the property showcases a block-paved driveway and a well-maintained front lawn. The rear garden is enclosed, offering both privacy and security. The garden features a spacious patio area, ideal for outdoor entertaining, as well as a well-kept lawn and borders, creating a beautiful and tranquil outdoor space.

Do not miss out on the opportunity to own this wonderful family home in Wickersley. Please feel free to contact us for further information or to arrange a viewing.

FRONT PORCH With front facing entrance door, side facing windows and door to the lounge.

LOUNGE With coving to the ceiling, front facing bow window and rear facing window. The focal point of the room is the feature fire surround.

BREAKFAST KITCHEN With a range of fitted wall and base units in two tone contrasting colours. Base units are set beneath worktops which include a one and a half bowl sink, oven, hob, extractor hood above and integrated dishwasher. There is a central island with granite top, storage beneath and breakfast bar. Front facing window and rear facing French doors to the conservatory.

CONSERVATORY With laminate flooring, side and rear facing windows and side facing French style doors to the garden.

CLOAKROOM With a low flush w.c, wash hand basin and rear facing window.

UTILITY ROOM Converted from the rear of the garage and plumbing for washing machine. storage part of the garage, and lawn. To the rear is an enclosed garden with lawn and patio.

LANDING With spindled balustrade, loft access, store cupboard and front facing window.

BEDROOM ONE With fitted wardrobes to two walls, bedside table and rear facing window.

BEDROOM TWO With rear facing window.

BEDROOM THREE With front facing window.

BATHROOM With a white three piece suite which comprises of a vanity wash hand basin, w.c, bath with shower set over, tiled walls, tiled floor, panelled ceiling and front facing window.

OUTSIDE To the front of the property is a block paved drive providing off road parking and access to the front

%epcGraph_c_1_544%

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.