

FOR SALE



Paddock Drive, Woodlathes
Asking Price Of £360,000


MARTIN & CO



Paddock Drive, Woodlathes

4 Bedrooms, 2 Bathroom

Asking Price Of £360,000

- Four Double Bedrooms
- Garage
- Great Views
- Stunning Orangery
- Close to local amenities, Schools and

This impressive four-bedroom detached property on Paddock Drive offers a perfect blend of style and functionality. The well-designed layout includes a spacious kitchen with Stylish wood effect wall and base units and integrated appliances. A good sized lounge and a dedicated dining area, ideal for everyday living. There is also a downstairs toilet.

The standout feature is the orangery, creating an additional versatile space to enjoy all year-round. With Four double bedrooms and family bathroom upstairs. The Master bedroom offers fitted wardrobes and a good size en-suite

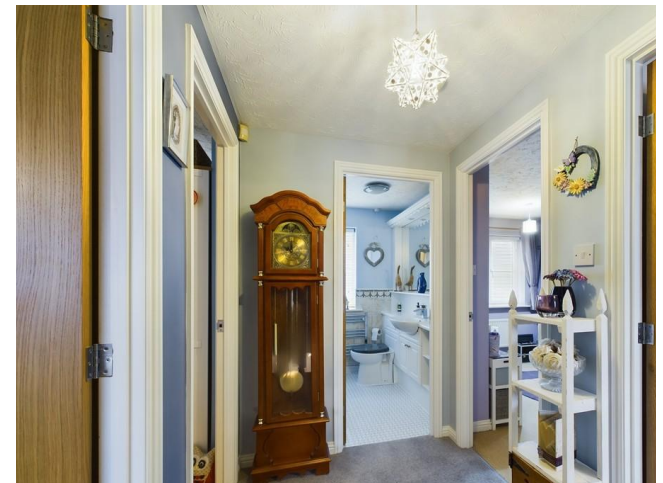
Outside, the front of the property features a driveway and an integral garage, which houses the boiler and also has plumbing for a washing machine, while the rear garden boasts picturesque views over open fields, providing a sense of privacy and connection to nature. The Vendors advise the garden enjoys the sun from late morning onwards.

Situated in Sunnyside, Rotherham, this property benefits from excellent local amenities, including supermarkets such as Morrisons and Aldi. Families will appreciate the nearby schools, such as Wickersley School and Sports College, known for its



strong reputation. The location also offers convenient transport links, with easy access to the M18 and A1(M), ensuring smooth commutes to Sheffield, Doncaster, and beyond.

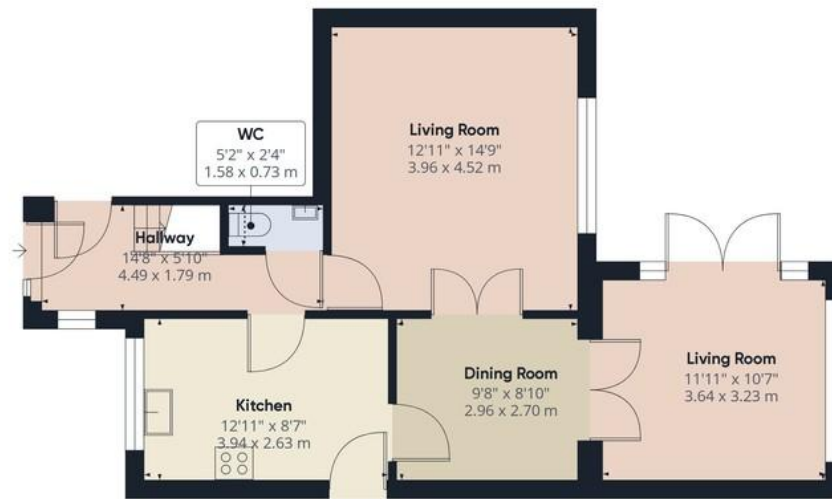
This home really is a rare find for those seeking comfort, practicality, and a touch of scenic beauty in a convenient location.



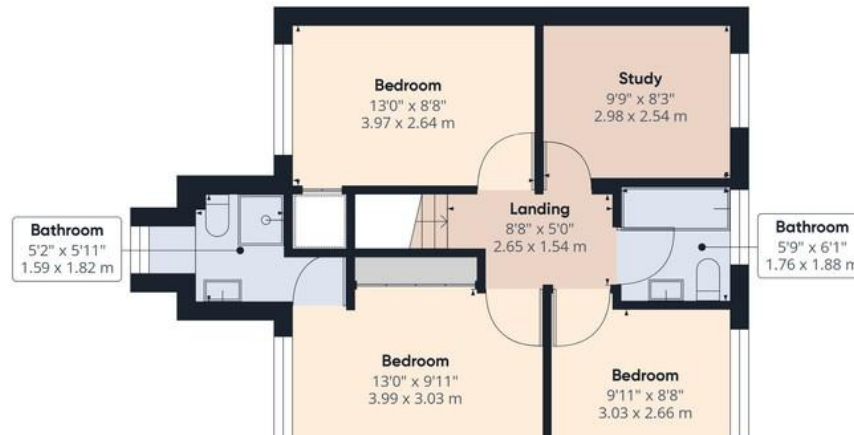


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾

1160.8 ft²
107.84 m²

Reduced headroom

2.02 ft²
0.19 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.