Richards Way, Rawmarsh  Rotherham S62 5QU
Guide Price £170,000 to £175,000
• Beautiful Three Double Bedroom Detached Property
• Stunning Breakfast Kitchen which Opens Up To The Conservatory
• Off Road Parking for Several Cars and a Detached Garage

• Wrap Around Gardens to Two Sides
Guide Price £170,000 to £175,000 - Situated at the head of this private cul de sac is this stunning Three Double Bedroom Detached Family Home, having been designed to create a bright, modern and open feel. Internal viewing is advised to appreciate both the standard and size of accommodation on offer. In brief the property comprises: Entrance, Porch, Open Plan Reception and Dining Area, Double Aspect Lounge, Breakfast Kitchen which opens up into the Beautiful Conservatory, Utility Room, Downstairs WC, Master Bedroom and an En-Suite Bathroom. Spacious First Floor Landing with storage area, both Bedrooms Two and Three have side and front facing windows and both are double rooms. House Shower Room. Outside is a long drive offering ample parking which leads onto the Detached Garage with both power and light. The main body of the garden is to the side and rear with a large raised decked area ideal for gatherings and a section of the garden is laid to lawn, enclosed by an original stone wall. Viewing Strongly Advised.

Entrance
Enter the property via a front facing double glazed door with opaque panel into the Porch.

Porch
With a side facing double glazed window, fitted storage cupboard and door leading into the Living Accommodation.

Open Plan Dining and Reception Area 13' 1" x 8' 5" (3.98m x 2.56m)
Forming this imposing Reception Space in addition to a Dining Area, with oak wooden flooring, central heating radiator, open stair case rising to the First Floor Landing, Access to the Master Bedroom and Breakfast Kitchen. The room opens up into the Double Aspect Lounge.

Lounge 12' 3" x 9' 7" (3.73m x 2.92m)
Beautiful double aspect room with two side facing and a large front facing double glazed window allowing much natural light into the room. A focal point is a feature fire set in a stylish surround, a continuation of the oak flooring. Central heating radiator.

Breakfast Kitchen 13' 2" x 9' 5" (4.01m x 2.87m)
In keeping with the open design of the house this room and the added conservatory have been created to give and open feel, the breakfast kitchen has a range of wall and base units with roll top granite work surfaces over, inset ceramic sink with a mixer tap over beneath a front facing double glazed window. Partial tiling to the walls. Integrated double electric oven, five ring gas hob and extractor above. Integrated fridge/freezer and dishwasher. Ceiling spotlights and tiled flooring. Open access through to the Conservatory.

Open Conservatory 20' 4" x 8' 0" (6.19m x 2.44m)
Used more as an additional Reception/Family Room being constructed of double glazed panels and having double doors which lead out onto the rear garden. A continuation of the flooring from the Kitchen. Central heating radiator.

Utility Room
With plumbing for a washing machine. Worksurface over has an inset stainless steel sink with a mixer tap over. Rear facing internal window. Side facing double glazed external door. Access to the downstairs WC.

Downstairs WC
Having a low flush WC, wash hand basin and a side facing double glazed opaque window. Partial tiling to splash prone areas.

Master Bedroom 11' 3" x 9' 5" (3.43m x 2.87m)
Having a side facing double glazed window, a range of fitted wardrobes and a central heating radiator. Access to the En-Suite Bathroom.

En-Suite Bathroom 8' 4" x 6' 1" (2.54m x 1.85m)
With a three piece in white comprising a low flush WC, wash hand basin set in a vanity unit with storage beneath and a bath. Tiling to the floor and partial tiling to the walls. Side facing double glazed opaque window and a heated towel rail.

First Floor Landing
Providing access to Bedrooms Two, Three and the House Shower Room. Rear facing double glazed Velux window and a fitted storage cupboard.

Bedroom Two 14' 6" x 11' 2" (4.42m x 3.40m)
Double aspect room with a side and front facing double glazed window. Central heating radiator. Fitted storage cupboard.

Bedroom Three 12' 11" x 9' 6" (3.93m x 2.89m)
The final room is also a double and has again both front and side facing double glazed windows. Oak effect flooring, central heating radiator and storage into the eaves.

House Shower Room
Having mosaic tiling to the floor and walls and a three piece suite comprising of a recess which house the shower cubicle, low flush WC and a wall mounted wash hand basin. Front facing double glazed opaque window and a wall mounted heated towel rail.

Outside
The property is situated at the top of a small modern private development and has the advantage of a drive which leads onto the Detached Garage. To the side and rear is a wrap around garden briefly comprising of a raised decked area, ideal for family gatherings. Laid to lawn area and patio. The garden has a selection of mature plants, shrubs and flowers which add much natural colour and is enclosed to two sides by an original stone wall.
Garage
Accessed via an up and over door and having both power and light.
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