



**Cutlers Walk, Wickersley Rotherham S66 1BT**

**welcome to**

**Cutlers Walk, Wickersley Rotherham**

£550,000 - FAMILY FORTUNES - This stunning FOUR bedroom DETACHED family home is offered to market boasting spacious & beautifully presented accommodation throughout with FRONT & REAR GARDENS...NOT TO BE MISSED!!!



## **Ground Floor Entrance Hall**

A bright & welcoming entrance having a front facing door, a radiator & glass paneled stairs leading to the first floor landing along with French doors into the Lounge.

## **Lounge**

A light & airy bay windowed room with two radiators.

## **Kitchen / Breakfast Room**

The perfect place for family gatherings is the kitchen/breakfast room which is fitted with a series of wall & base units housing the integrated hob, oven & extractor fan, the fridge/freezer & the dishwasher with worktops housing the sink & drainer. Allowing plenty of natural light having a rear facing double glazed window & patio doors which lead out onto the rear garden & patio. Benefiting from French doors opening into the Dining Room/Snug, a radiator & spotlights to the ceiling.

## **Dining Room / Snug**

A versatile room having rear facing patio doors, again leading onto the patio & garden & a radiator.

## **Utility Room**

Off from the kitchen is the utility, fitted with wall & base units providing additional storage space, a radiator & a side facing double glazed door leading to outside. Also providing entry to the downstairs WC & the integral garage.

## **Downstairs W.C.**

Fitted with a hand wash basin & a WC, a radiator & a rear facing double glazed window.

## **First Floor Landing**

Having a front facing double glazed window & a radiator.

## **Bedroom One**

The main bedroom boasts a spacious layout with a

fitted walk in wardrobe & en suite. Having a rear facing double glazed window & a radiator.

## **En Suite**

Fitted with a shower cubicle, a hand wash basin & a WC. Having a rear facing double glazed window & built.

## **Bedroom Two**

Having a front facing double glazed window with a radiator & fitted wardrobes providing hanging & storage space.

## **En Suite**

Fitted with a shower cubicle, a hand wash basin & a WC. Having a side facing double glazed window, a radiator & spotlights.

## **Bedroom Three**

Having a rear facing double glazed window, a radiator & fitted wardrobes.

## **Bedroom Four**

Having a rear facing double glazed window, a radiator & fitted wardrobes.

## **Bathroom**

Fitted with a bath along with a separate shower cubicle, a hand wash basin & a WC. Having a front facing double glazed window & a radiator.

## **Outside**

To the front of the property is a double drive & an integral garage with an insulated electric door providing off road parking & a small lawned garden.

To the rear is well maintained lawned garden with a patio area ideal for relaxing or entertaining all enclosed with fencing. Also benefiting from a vegetable patch.



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## Cutlers Walk, Wickersley Rotherham

- Four bedroom detached family property - CCTV & YALE alarm system
- Located in a highly sought after area
- Well placed to shops, bars & restaurants/schools/transport links
- Drive & garage providing off road parking
- Well presented front & rear gardens

Tenure: Freehold EPC Rating: B  
Council Tax Band: F

# £550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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