



Patterdale Grove, Wickersley Rotherham S66 2BD

welcome to

Patterdale Grove, Wickersley Rotherham

DON'T CARE HOW, I WANT IT NOW!!! - Situated in this prime location is the perfect family home...Presented to a high specification throughout with five bedrooms, three reception rooms & three bathrooms with ample off road parking & delightful rear garden...CALL TO VIEW!!!



Entrance Hall

Having a front facing door, a radiator & the stairs leading to the landing.

Lounge

11' 11" x 20' 5" into chimney breast recess (3.63m x 6.22m into chimney breast recess)
Having a front & side facing double glazed window, French doors from the hall, a feature media wall & fireplace along with two radiators.

Sitting Room

11' 2" x 13' 5" (3.40m x 4.09m)
Having a rear facing double glazed window, a radiator & French doors into Kitchen.

Kitchen / Dining Room

15' 6" x 21' 4" (4.72m x 6.50m)
An open plan space fitted with wall & base units housing the integrated extractor fan, microwave, dishwasher & waste disposal with Granite worktops housing the sink & drainer. There is space for a range cooker & a fridge/freezer. Having a rear facing double glazed window & patio doors leading to the garden, a radiator & spotlights.

Utility

15' 7" x 6' 10" (4.75m x 2.08m)
Fitted with wall & base units housing the washing machine & the tumble dryer. Having a side facing double glazed window & a rear facing double glazed door.

Downstairs W.C

Off from the utility, being a part tiled space fitted with a hand wash basin & a WC. Having a side facing window.

Landing

Having a front facing double glazed window, a radiator, spotlights & entry to the loft.

Master Bedroom

11' 7" x 26' 7" (3.53m x 8.10m)
A spacious room having two rear facing double

glazed windows, two radiators & fitted storage units with integrated spotlights. Also accessing the walk in wardrobe with fitted wardrobes & vanity with integrated spotlights.

En Suite

Being fully tiled & fitted with a shower cubicle, a hand wash basin & WC. Having a side facing double glazed window & spotlights to the ceiling.

Bedroom Two

13' 6" x 12' 8" (4.11m x 3.86m)
Having a front facing double glazed window, a radiator & fitted wardrobes.

En Suite

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

Bedroom Three

10' 8" x 13' 1" (3.25m x 3.99m)
Having two front facing double glazed windows, a radiator & fitted wardrobes.

Bedroom Four

12' 8" x 11' 4" (3.86m x 3.45m)
Having a rear facing double glazed window, a radiator & fitted wardrobes.

Bedroom Five / Office

8' 3" x 9' 9" (2.51m x 2.97m)
Currently used as a home office having a front facing double glazed window, a radiator & built in storage.

Bathroom

8' 10" x 7' 6" (2.69m x 2.29m)
Being fully tiled & fitted with a bath & a separate shower cubicle, a hand wash basin & a WC. Having a side facing double glazed window, a radiator & spotlights to the ceiling.

Outside

To the front of the property is a driveway & double integral garage providing off road parking.

To the rear is a lawned garden & a patio all enclosed with fencing overlooking field views.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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welcome to

Patterdale Grove, Wickersley Rotherham

- Five bedroom detached property with two en suites
- Stylish & modern accommodation throughout with spacious rooms
- Located in a highly sought after area of Wickersley
- Driveway providing off road parking with integral double garage
- Delightful rear garden with patio area ideal for entertaining

Tenure: Freehold EPC Rating: C
Council Tax Band: G

offers in the region of



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF114243 - 0005

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