



**Melhaven Way, Wickersley Rotherham S66 1BN**



**welcome to**

**Melhaven Way, Wickersley Rotherham**

GUIDE PRICE £350,000-£360,000 - A HAVEN AT MELHAVEN! - This spacious & modern detached home is situated in the highly desirable location of Wickersley & boasts absolutely stunning accommodation through-out. Ticking all the boxes of family living, an internal viewing is essential! CALL US NOW!



### **Entrance Hall**

Having a front facing double glazed door, a radiator & a built in storage cupboard.

### **Downstairs W.C.**

Fitted with a hand wash basin & a WC with an extractor fan & a radiator.

### **Kitchen**

Fitted with a series of wall & base units housing the integrated hob, oven & extractor fan, the fridge/freezer, dishwasher & washer/dryer with worktops housing the sink & drainer. Having a front facing double glazed window & a radiator.

### **Lounge**

Having rear facing double glazed French doors & three radiators.

### **Landing**

Having a built in storage cupboard.

### **Bedroom One**

Situated on the first floor having a front facing double glazed window, two radiators, fitted wardrobes providing hanging & storage space along with the loft hatch providing access to the boarded out loft.

### **En Suite**

Fitted with a shower cubicle, a hand wash basin & a WC. Having a rear facing velux window & a heated towel rail.

### **Bedroom Two**

Having a front facing double glazed window & a radiator.

### **Bedroom Three**

Having a rear facing double glazed window & a radiator.

### **Bedroom Four**

Having a rear facing double glazed window & a radiator.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a front facing double glazed window, an extractor fan & a heated towel rail.

### **Outside**

To the front of the property is a driveway providing off road parking for 2/3 cars.

To the rear is an enclosed artificial lawned garden with an Indian sand stone patio & a shed.

Also benefiting from a detached garage with power.

### **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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## Melhaven Way, Wickersley Rotherham

- Four bedroom detached property - two bathrooms inc en suite
- Spacious family sized accommodation
- Well placed to local amenities, transport links & schools
- Drive & detached garage
- Front & rear gardens

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

guide price

**£350.000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTF117169 - 0004

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