



Ochre Dike Walk, Rotherham S61 4JW

welcome to

Ochre Dike Walk, Rotherham

MAKE THIS YOUR DREAM HOME - Offered to market is this four bedroom town house making the ideal purchase for the FTB/small families. Boasting well presented & spacious accommodation throughout with two good sized gardens garden...CALL NOW TO VIEW!!!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Downstairs W.C

Conveniently located on the ground floor, the property benefits from a useful cloakroom comprising a W.C. and wash hand basin. Finished in a modern style, this practical space is ideal for family living and visiting guests.

Lounge / Dining Room

A spacious and well-proportioned lounge/dining room, providing an ideal space for both relaxing and entertaining. The room benefits from a large front-facing window, allowing plenty of natural light to flood the space, while rear-facing patio doors provide direct access to the garden. Finished in neutral décor, the room is further enhanced by two radiators, ensuring comfort throughout the year.

Kitchen

Fitted with a range of wall and base units offering ample storage, complemented by a sink and drainer. The kitchen provides space for a cooker, washing machine and fridge/freezer, making it both practical and functional for everyday living. A rear-facing window and rear access door allow plenty of natural light and provide convenient access to the garden.

Bedroom One

A beautifully presented principal bedroom decorated in attractive neutral tones, creating a calm and relaxing atmosphere. The room benefits from a front-facing window allowing plenty of natural light, along with a radiator, and offers ample space for bedroom furniture.

Bedroom Two

A well-proportioned second bedroom featuring a rear-facing window overlooking the garden, allowing

for plenty of natural light. The room also benefits from a radiator and offers ample space for a range of bedroom furnishings.

Bedroom Three

A well-presented third bedroom featuring a front-facing window that allows plenty of natural light to fill the room. Benefiting from a radiator, this versatile space would be ideal as a child's bedroom, guest room, home office or study.

Bedroom Four / Dressing Room

A versatile room that could be used as a fourth bedroom, dressing room, nursery or home office to suit individual requirements. The room benefits from a side-facing window providing natural light and contemporary spotlights, creating a bright and functional space.

Bathroom

Beautifully appointed with stylish décor, this modern bathroom comprises a shower cubicle, wash hand basin and W.C. A rear-facing window provides natural light and ventilation, while a heated towel rail adds a practical touch and completes the contemporary finish.

Outside

To the front of the property is a generous enclosed garden, mainly laid to lawn, providing an attractive outdoor space and enhancing the property's kerb appeal.

To the rear is a well-maintained enclosed garden featuring a patio area, ideal for outdoor dining, entertaining guests, or relaxing during the warmer months. The gardens offer excellent space for families, children and keen gardeners alike.



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welcome to

Ochre Dike Walk, Rotherham

- Beautifully presented four bedroom townhouse - neutral decor throughout
- Spacious & versatile accommodation - ideal family home
- Modern & stylish kitchen & bathroom
- Sought after residential location - close to amenities, schools & transport links
- Two good sized enclosed gardens

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117573 - 0002

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