



£380,000 OIRO

Sycamore Avenue, Wickersley, Rotherham

Detached House | 4 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Extensive FOUR Bedroom Detached Family Home
- LARGE GAMES ROOM & BAR
- Open Plan Lounge/ Diner
- Modern Kitchen
- Conservatory
- Separate Dining & Breakfast Room
- Driveway & Detached Double Garage
- Corner Plot with Large Wrap Around Landscaped Gardens
- VIEWING ESSENTIAL!

Property Description

VERSATILE LIVING FOR ALL THE FAMILY...WE'VE FOUND YOUR HEAVEN JUST COME AND SEE...!

This outstanding property truly does have the wow factor offering VERSATILE and FLEXIBLE LIVING throughout.

Main Particulars

VERSATILE LIVING FOR ALL THE FAMILY...WE'VE FOUND YOUR HEAVEN JUST COME AND SEE...!

This outstanding property truly does have the wow factor offering VERSATILE and FLEXIBLE LIVING throughout. Whether you have dependent relatives or a large family, this four bedroom significantly extended property commands a fabulous corner plot position just a stone's throw away from Wickersley school. The property boasts a welcoming off-set hallway, spacious open plan lounge/ diner leading to a study. Adopting a side extension is a large games room with bar (currently used as a further reception room) with an all-year round conservatory to admire the private garden. A modern kitchen leads to a further dining room, an additional breakfast room and a downstairs wc. To the first floor, four bedrooms all with a range of fitted furniture and a family bathroom boasting both bath and shower cubicle. The property has the potential for multigenerational/ independent relatives. To the outside landscaped wrap-around gardens and a driveway gives access to a large double garage and workshop. All this and much more can be found at this FANTASTIC & INDIVIDUAL PROPERTY. Call Uflit to arrange a viewing today 01709 912730.

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Hallway

A delicate canopy invites you through a glazed upvc door to the offset hallway creating a light and warming space, laminate flooring seamlessly flowing throughout this space, a radiator gives warmth and carpeted solid wood spindled stairs lead to the first-floor accommodation with useful understairs storage utilising space with bespoke recess shelving creating a feature. Solid wood doors give access to the open plan lounge diner, further dining room, kitchen, and wc.

Lounge/diner w: 4.3m x l: 7.4m (w: 14' 1" x l: 24' 3")

On entering this spacious living area your eyes are drawn to the stunning marble fire place with ornate inset fire, a front facing upvc window allows additional light, a radiator adds warmth and carpeted flooring seamlessly flowing through to the offset dining area where a delicate arch gives a sense of separation whilst retaining the open plan aspect. To the dining area a further radiator, a rear facing upvc window and solid wood doors give access to the study and games room. Sizes to maximum measurements.

Dining room

Study w: 2m x l: 3m (w: 6' 7" x l: 9' 10")

A fabulous addition to the property with a range of fitted office furniture, carpeted flooring, radiator and a rear facing upvc window. The study also benefits from a ceramic sink with tiled back panel adopting a recess, spot lighting and a further solid wood door to the games room. Sizes to maximum measurements.

Games Room/ Bar w: 6m x l: 6.7m (w: 19' 8" x l: 22')

Simply impressive is this large games room currently used as a further reception room with carpeted flooring throughout, stylish panelled walls, two radiators, three front and two side facing upvc windows and spot lighting. A fabulous bespoke bar allows for further entertaining and a delicate arch leads to the conservatory. Sizes to maximum measurements.

Conservatory w: 4.4m x l: 2.7m (w: 14' 5" x l: 8' 10")

Creating a further fabulous reception room with a continuation of the carpeted flooring, French doors open onto a spacious terrace enjoying the sun and a vaulted ceiling with spots allows for all-year round use.

Kitchen w: 5.5m x l: 3m (w: 18' 1" x l: 9' 10")

A modern kitchen boasting a range of wall and base units with complimentary Earth Stone worksurface areas, counter top composite sink, matching upstands and tiled back panels compliment. Appliances to include a beautiful Range Master oven with five burner gas hob, striking tiled back panels and a pull out extractor fan with a further range of negotiable white goods, laminate tiled flooring flows throughout, rear facing upvc window and a upvc glazed door, radiator, spot lighting and a delicate arch to the breakfast room.

Breakfast room w: 1.6m x l: 3.9m (w: 5' 3" x l: 12' 10")

A cosy reception area with carpeted flooring, two side facing upvc windows, radiator and a viewing window to the dining room.

Dining room w: 3.4m x l: 3.5m (w: 11' 2" x l: 11' 6")

A further reception room with carpeted flooring, radiator and a front facing upvc window.

WC

Comprising of a vanity wc with wall mounted flush, decorative cladded walls with contrasting floor tiles, spot lighting and a rear facing upvc window.

FIRST FLOOR:

Landing

A spindled banister provides a parapet to the carpeted landing whilst overlooking a bespoke stained glass radius window, solid wood doors give access to four bedrooms, family bathroom and a loft hatch with ladder to a partially boarded loft.

Master bedroom w: 3.7m x l: 3.4m (w: 12' 2" x l: 11' 2")

A beautifully appointed master bedroom with a range of fitted wardrobes and furniture, carpeted flooring, radiator, and a front facing upvc window.

Bedroom 2 w: 2.7m x l: 3.8m (w: 8' 10" x l: 12' 6")

A double bedroom with a range of fitted wardrobes, front facing upvc window, radiator, spot lighting and carpeted flooring.

Bedroom 3 w: 3.2m x l: 2.6m (w: 10' 6" x l: 8' 6")

A further double bedroom with a range of fitted sliding mirrored wardrobes and furniture, carpeted flooring, radiator, spot lighting and a rear facing upvc window.

Bedroom 4 w: 1.9m x l: 3.5m (w: 6' 3" x l: 11' 6")

An ample sized fourth bedroom with a further range of fitted wardrobes and furniture, carpeted flooring, radiator and a front facing upvc window.

Family Bathroom w: 2.6m x l: 2.8m (w: 8' 6" x l: 9' 2")

A beautiful bathroom benefitting from both bath and shower cubicle. Comprising of a panelled bath, separate walk-in shower cubicle and a large vanity unit housing both low-level wc and wash hand basin whilst creating additional storage. Fully tiled walls with feature borders, contrasting floor tiles, spot lighting, heated towel rail and a rear facing upvc window.

Double Garage w: 6m x l: 5.7m (w: 19' 8" x l: 18' 8")

A large brick-built garage with slate roof, electric double up and over door, electrics and log burner.

Outside

The property blends peacefully into its surroundings whilst occupying an extensive corner plot with a delicate wall protecting large wrap around lawned gardens with manicured borders whilst retaining its privacy accessed via a side gate. The driveway sits to the side of the property providing ample off-road parking whilst leading to a large detached brick-built garage

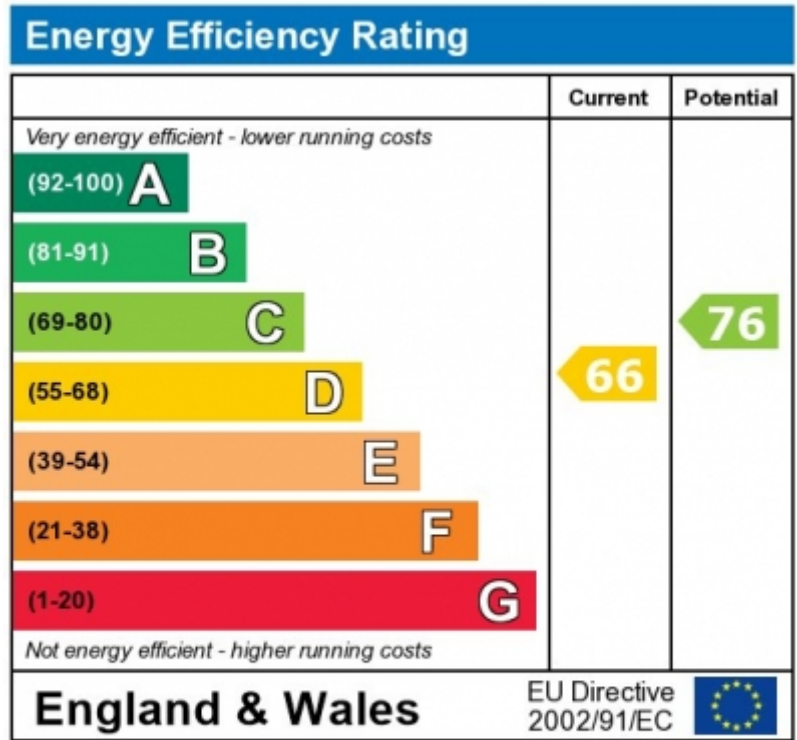
The main garden is privately enclosed entered via a bespoke composite gate with an extensive paved patio which wraps around lawned gardens this in turn leads to a sheltered pagoda which protects a further patio seating area. To the rear of the garage a workshop/ mancave with log burning fire and a further modern shed.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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