



£425,000

Admiral Biggs Drive, Treeton, Rotherham
Detached House | 5 Bedrooms | 3 Bathrooms

01709 912730



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Step Inside

Key Features

- Five Double Bed Extended Executive Family Home
- Beautifully Appointed Throughout
- Spacious Lounge with Separate Further Family Room/ Snug
- Luxury Fitted Kitchen with Open Plan Dining Area & an All Year Round Conservatory
- Separate Utility & Downstairs WC
- Two Ensuites and a Family Bathroom
- Extensive Wrap Around Landscaped Gardens
- Driveway & Integral Garage
- VIEWING HIGHLY ADVISED!

Property Description

STYLISH AND EXECUTIVE, A HOME THAT YOU STRIVE...! HEADING AN IDYLIC CUL-DE-SAC ON ADMIRAL BIGGS DRIVE...! Uflit are more than delighted to welcome to the market this STYLISH EXECUTIVE detached five double bed family home.

Main Particulars

STYLISH AND EXECUTIVE, A HOME THAT YOU STRIVE...! HEADING AN IDYLIC CUL-DE-SAC ON ADMIRAL BIGGS DRIVE...!

Uflit are more than delighted to welcome to the market this STYLISH EXECUTIVE detached five double bed family home offering a HIGH SPECIFICATION of MODERN LIVING throughout. To the downstairs accommodation this spacious and well proportioned home boasts a cosy cloakroom, hallway with central staircase leading to a bright and spacious living room benefitting from a large bay with French doors opening to the separate dining room and further family room/ snug. The heart and hub of the home is the large modern open plan Breakfast kitchen leading to a fabulous all year round conservatory with separate utility and downstairs wc. The breakfast kitchen is complimented with further French doors that open onto the garden creating light and space. To the upstairs accommodation a superb master bedroom with dressing area and ensuite, bedroom two also benefitting from an ensuite, three further double bedrooms and a family bathroom benefitting from both bath and shower. The property also benefits from an alarm system. Occupying an idyllic corner plot on a quiet cul-de-sac with an attractive open frontage, a patterned concrete driveway providing ample off road parking leading to the integral garage with landscaped wrap around gardens. To the rear a fabulous private entertaining area with extensive gardens and sun terrace can also be found at this FANTASTIC FAMILY HOME!. Located on the highly sought after modern Development in Treeton close to local amenities, excellent transport links and schools. Viewing is highly recommended to appreciate the standard of accommodation on offer...Don't delay call Uflit today 01709 912730.

Council Tax Band: E

Tenure: Freehold

Entrance Cloak Room

Entering through a glazed composite door with glazed side panel and tread carpeted flooring.

Entrance hall

A solid wood glazed door with glazed side panels opens to a spacious offset hallway featuring laminate flooring which seamlessly flows through to the majority of the ground floor accommodation and a feature wall, two radiators and a central carpeted spindled stairs to first floor accommodation. Doors giving access to family room/ snug, utility, wc, dining area whilst French glazed doors give access to the breakfast kitchen.

Living room w: 3.5m x l: 5.5m (w: 11' 6" x l: 18' 1")

A fabulous spacious and modern living area boasting a large bay upvc window allowing the light to flow through this entire space. A continuation of the laminate flooring and two radiators add warmth. A bespoke drop ceiling with peripheral spot lighting creates a feature and French doors give further access to the dining area.

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

A further reception room with a continuation of the laminate flooring, radiator and patio doors open to the conservatory.

Conservatory w: 5.4m x l: 2.5m (w: 17' 9" x l: 8' 2")

Creating an all year round cosy room with a solid vaulted ceiling with spot lighting, laminate flooring, two radiators and French doors opening onto the garden.

Family Room/ Snug w: 2.5m x l: 3.8m (w: 8' 2" x l: 12' 6")

A further reception room with front facing upvc window, radiator, carpeted flooring and a door to the integral garage.

Kitchen/diner w: 7.6m x l: 4.5m (w: 24' 11" x l: 14' 9")

A great family entertainment space and a focal point of this family home featuring a high spec modern kitchen comprising of a range of wall and base units with granite work surface areas, matching upstands and tiled back panels with a large central island with a stylish granite top and a range of base units. Appliances to include a fabulous range master oven with six burner gas hob and a large extractor, integrated dishwasher and an American fridge freezer with further wrap around units. A rear facing upvc window along with further French doors to the garden creates light whilst under counter and spot lighting create the mood and two designer radiators add warmth. A continuation of the laminate flooring flowing throughout this space into the breakfast area and through to the conservatory.

Utility w: 2.5m x l: 1.1m (w: 8' 2" x l: 3' 7")

With a further work surface area, a vanity sink and plumbing for further utilities and vinyl flooring.

Downstairs WC

Comprising of a low level wc, vanity wash hand basin with tiled back panel, a continuation of the laminate flooring, radiator and a side facing upvc window.

FIRST FLOOR:

A spindled carpeted landing with two radiators, two loft hatches with ladder to a partially boarded loft creating storage. Doors giving access to master bedroom, four further double bedrooms, family bathroom and two storage cupboards.

Master bedroom w: 4.8m x l: 4.5m (w: 15' 9" x l: 14' 9")

A luxurious grand master bedroom with two rear facing upvc windows, radiator and carpeted flooring. A large range of modern fitted sliding wardrobes, feature wall and a door giving access to the ensuite.

Ensuite w: 2.5m x l: 1.8m (w: 8' 2" x l: 5' 11")

A beautifully appointed ensuite comprising of a low level wc, floating vanity wash hand basin with storage and built in double shower. Partially tiled walls with feature borders, carpeted flooring heated towel rail, spot lighting and side facing upvc window.

Bedroom 2 w: 3.8m x l: 3.5m (w: 12' 6" x l: 11' 6")

A further double bedroom with a range of built in wardrobes, front facing upvc window, radiator, carpeted flooring and a door to the ensuite.

Ensuite w: 2.4m x l: 1.7m (w: 7' 10" x l: 5' 7")

A tastefully appointed ensuite with partially tiled walls with feature tiling and carpeted flooring. Comprising of a low level wc, large vanity wash hand basin creating storage and a paneled bath with overhead shower, heated towel rail and a side facing upvc window.

Bedroom 3 w: 3.8m x l: 3m (w: 12' 6" x l: 9' 10")

A further double bedroom with a range of built in wardrobes, carpeted flooring, radiator and a front facing upvc window.

Bedroom 4 w: 3.1m x l: 2.6m (w: 10' 2" x l: 8' 6")

A further double bedroom with a range of built in wardrobes, a rear facing upvc window, radiator and carpeted flooring.

Bedroom 5 w: 3.4m x l: 2.4m (w: 11' 2" x l: 7' 10")

A further double bedroom with built in wardrobes, front facing upvc window, radiator and carpeted flooring.

Family Bathroom w: 2.8m x l: 2.3m (w: 9' 2" x l: 7' 7")

A modern family bathroom benefitting from both bath and shower comprising of a panelled bath, vanity wash hand basin, low level wc and separate shower area. Partially tiled walls with a striking feature wall, carpeted flooring, heated towel rail, spot lighting and a rear facing upvc window.

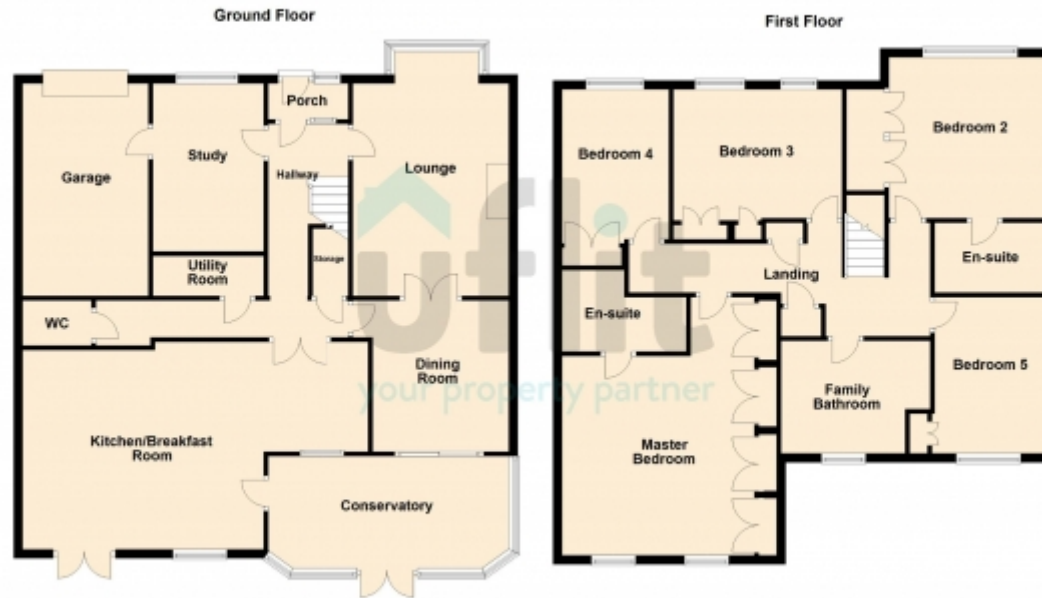
Outside

Commanding a sizeable corner plot with a welcoming open aspect frontage with wrap around manicured gardens featuring slate chipped borders protected by privacy manicured greenery and shrubs. A patterned concrete driveway provides ample off road parking which in turn leads to the integral garage. Side gated access to the rear of the property where a large patio sun terrace leads to an extensive lawned garden with further manicured borders all privately enclosed with fencing. The benefit of this property is an additional plot of land currently used as an allotment with garden shed.

Garage

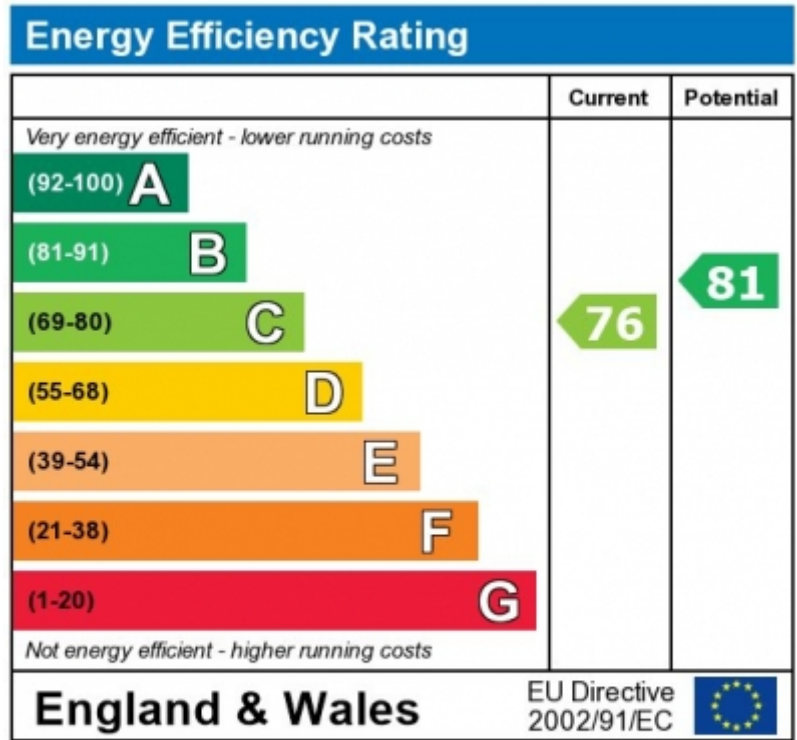
With up and over door and electrics.





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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