



£250,000 Guide Price

Woodland Way, Rotherham

Semi-Detached House | 4 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Significantly Extended Four Bedroom Family Home
- Spacious Bay Windowed Lounge
- Separate Dining Area
- Stunning Family Bathroom
- Enclosed Private Rear Garden
- Off-Road Parking with Integral Garage & Workshop
- Highly Desirable Location
- NO ONWARD CHAIN!
- MUST BE VIEWED!

Property Description

GUIDE PRICE £250,000 to £260,000

SIGNIFICANTLY EXTENDED ON WOODLAND WAY...WITH SOUTH FACING GARDENS IT'S A HOME WHERE YOU'LL STAY...!

Uflit are delighted to welcome to the market this significantly extended four-bedroom family home, tastefully presented throughout.

Main Particulars

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Uflit are delighted to welcome to the market this significantly extended four-bedroom family home, tastefully presented throughout. The property comes to market with no onward chain and boasts spacious living throughout. Accommodating the downstairs accommodation is a hallway, spacious bay windowed lounge, fitted kitchen and separate dining area benefitting from French doors overlooking the rear garden. To the first-floor the master bedroom, three further bedrooms and a beautifully presented family bathroom. To the outside an attractive walled frontage with driveway providing off-road parking leading to the integral garage and rear workshop. To the rear a paved patio leading to a private predominantly lawned garden providing family entertaining space and capturing the south facing sun morning until night. The property also benefits from a range of fitted blinds. Located in a highly desirable area of Herringthorpe, close to local amenities, excellent transport links and schools. This extensive property is ready and waiting for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: C

Tenure: Freehold

Hallway

Entering through a glazed upvc door with glazed side panel to a light and welcoming hallway with carpeted stairs leading to first floor accommodation and understairs storage cupboard. Radiator, side facing upvc window and doors leading to the lounge and kitchen.

Lounge w: 3.7m x l: 4.8m (w: 12' 2" x l: 15' 9")

A spacious living area with a focal feature inset gas fire with solid wood surround and decorative facade. A large front facing upvc bay window allows an abundance of light to flow through and a radiator adds warmth. A delicate arch leads to the dining area where the carpet flows throughout.

Dining w: 2.8m x l: 3.2m (w: 9' 2" x l: 10' 6")

Creating a further reception room with carpeted flooring, radiator and glazed French doors opening onto the garden.

Kitchen w: 2.6m x l: 3.7m (w: 8' 6" x l: 12' 2")

Comprising of a range of wall and base units with complimentary work surface areas and tiled back panels. Appliances to include a free-standing oven with electric hob and plumbing for further utilities. Laminate flooring, a rear facing upvc window and a side facing glazed door to the garage with a further bi fold door to an understairs storage cupboard.

Garage/workshop w: 3m x l: 7m (w: 9' 10" x l: 23')

A spacious garage with solid wood glazed front doors, a rear glazed door with glazed side panel opens to an adjoining workshop where there is a range of worksurfaces and a door leading to the garden and a rear facing window.

FIRST FLOOR:

Landing

A carpeted landing with a loft hatch creating additional space, doors giving access to four bedrooms, family bathroom and storage cupboard.

Master bedroom w: 3.4m x l: 4.3m (w: 11' 2" x l: 14' 1")

A large double bedroom with carpeted flooring, radiator and a front facing upvc bay window.

Bedroom 2 w: 2.9m x l: 5m (w: 9' 6" x l: 16' 5")

Adopting the side extension creating a large double bedroom with two radiators and front and rear facing upvc windows.

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

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

Bedroom 4 w: 2.2m x l: 2.8m (w: 7' 3" x l: 9' 2")

A further ample sized bedroom with radiator, front facing upvc window and built-in over stairs wardrobe

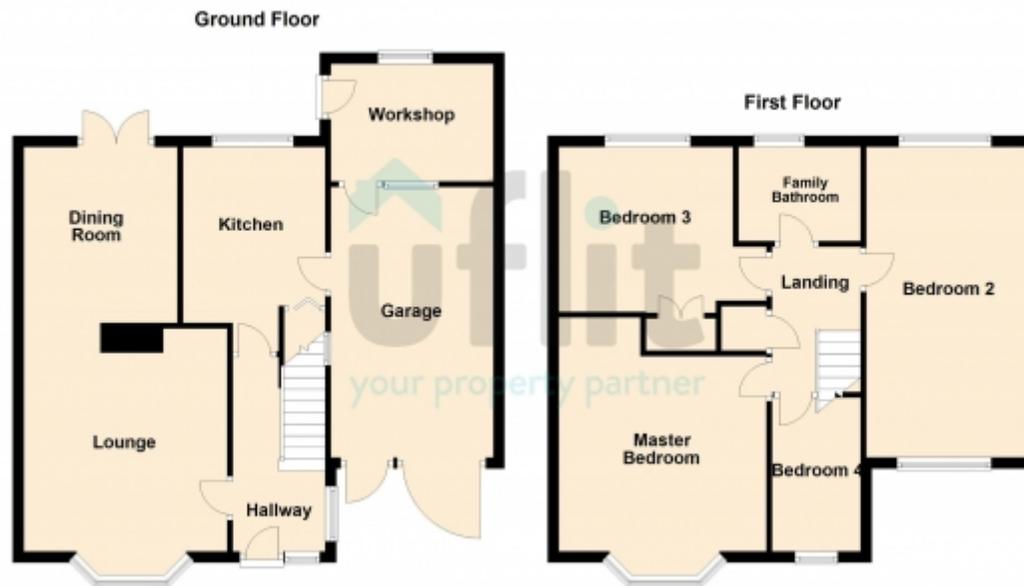
Family Bathroom w: 2.3m x l: 1.7m (w: 7' 7" x l: 5' 7")

A stunning family bathroom comprising of a panelled bath with overhead double shower and screen, a large vanity unit housing the counter top ceramic wash hand basin creating ample storage and a further vanity wc. Partially tiled walls with bespoke tiled flooring, spot lighting, heated towel rail and a rear facing upvc window.

Outside

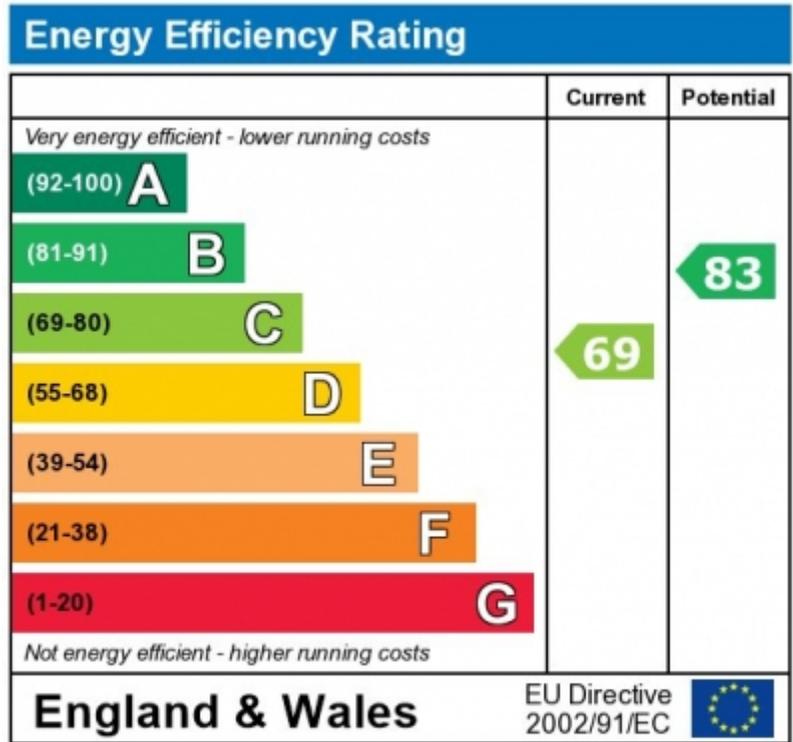
This desirable family home has curb appeal with an attractive walled frontage and a driveway providing off-road parking leading to the garage and an attractive manicured front garden with mature borders. The SOUTH FACING rear garden comprises of a large paved patio area with a delicate wall protecting a predominantly lawned garden with mature shrubbed borders, a brick-built BBQ and a garden shed add to the attraction all privately enclosed and not to be overlooked.





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

Telephone: 01709 912730



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