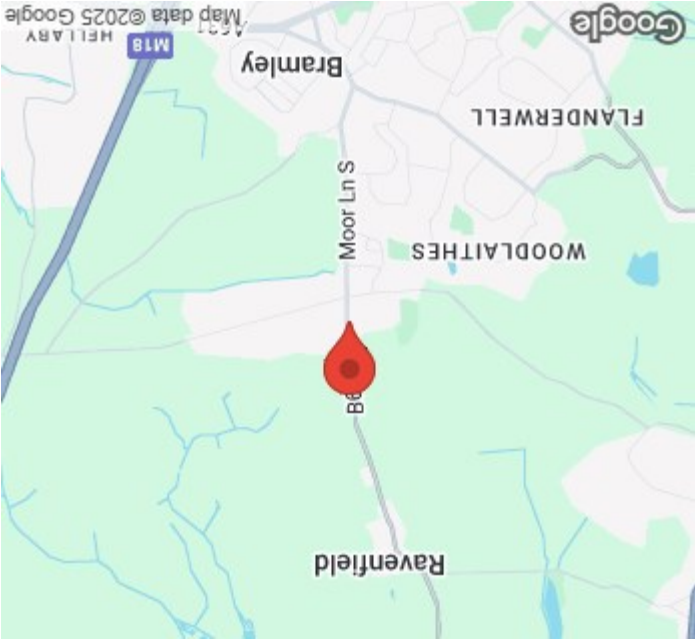




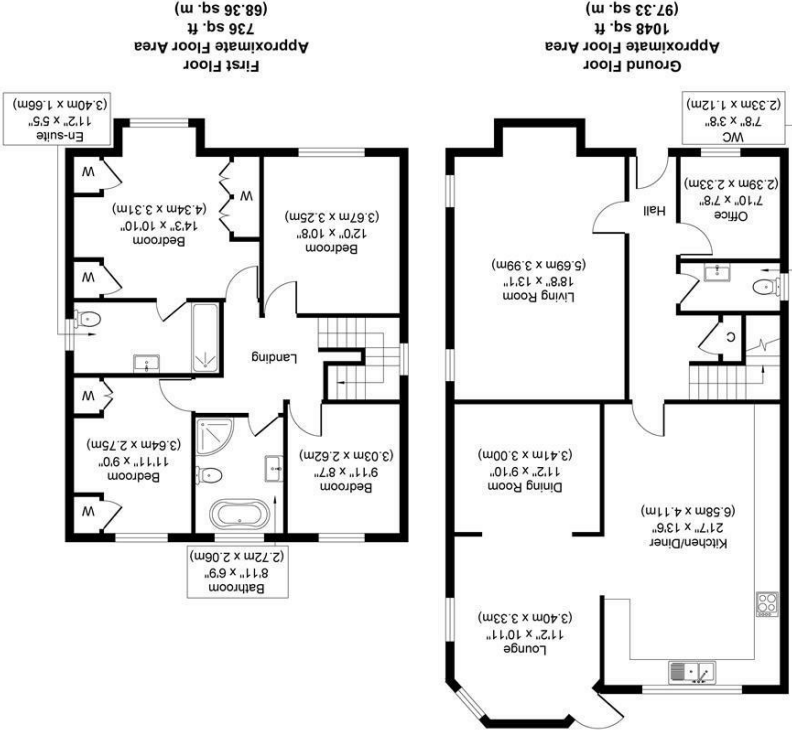
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
Current		
Potential		
Energy Efficiency Rating		
Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
Very environmentally friendly - lower CO ₂ emissions		
Current		
Potential		
Energy Efficiency Rating		
Environmental Impact (CO ₂) Rating		

Energy Efficiency Graph



Area Map

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Floor Plan



An immaculately presented extended four bedroom detached family home which enjoys a cul-de-sac setting in one of Rotherham's most highly regarded suburbs. The present owners have recently undertaken an exhaustive course of updating the fittings which will only become apparent at the time of inspection.

Summary
Offered for sale for the first time since construction is this individually designed four bedroom detached family home.

The property is appointed to an exceptional standard and has undergone a recent and extensive course of upgrading whereby the maxim 'no expense has been spared' certainly applies. The accommodation is both spacious and versatile, incorporating a ground floor extension to the rear. The upgrades include a high quality bespoke fitted Kitchen, fitted wardrobes to all Bedrooms and contemporary Bathroom fittings.

Allott Close is a small cul-de-sac located off Moor Lane North in the highly regarded and extremely popular suburb of Ravenfield which is centrally located for travelling to Rotherham, Doncaster and Sheffield. The neighbouring suburb of Wickersley offers a wide and varied compliment of restaurants, shops and supermarkets.

Reception Hall
With partially glazed front entrance door, radiator, 'Karndean' flooring and useful under stairs storage cupboard.

Cloakroom
With close coupled W.C. and wash hand basin, radiator and opaque glazed window.

Study/Office
Having a fitted desk with tall cabinet to one side, radiator and front facing window

Living Room
A bright and spacious room with large front facing bay window and two additional side facing windows. Remotely operated log effect fire and radiator

Kitchen
Comprehensively fitted with a range of bespoke base and wall units with granite worksurfaces and splash backs. Inset double stainless steel bowls and monobloc tap set beneath the rear facing window. Integrated 'Hisense' electric induction hob with extractor hood above and two 'CDA' ovens to one side with pan warmer beneath. Built-in fridge/freezer and a dishwasher. Pull-out pan drawer. Radiator. 'Karndean' flooring

Dining Area/Lounge extension
Having two windows and glazed door opening into the rear garden. Two radiators and 'Karndean' flooring

First Floor Landing
Approached by a dog-leg staircase with arched window

Bedroom One
Having fitted furniture to three walls incorporating a dressing table unit and concealed TV cabinet. Front facing window and radiator

En Suite Shower Room
With oversize walk-in shower enclosure, close coupled W.C. and 'Keramag' vanity unit. Fully tiled walls and floor and heated towel rail, opaque glazed window.

Bedroom Two
With fitted wardrobes to two walls and bedside cabinets, radiator and front facing window

Bedroom Three
With fitted wardrobes and dressing table unit, radiator and rear facing window

Bedroom Four
Having fitted wardrobes, radiator and rear facing window.

Bathroom
Comprising of a free standing bath, shower/steam cubicle, W.C. and vanity unit. Heated towel rail and 'Karndean' flooring. Opaque window

Outside
The property occupies a sheltered plot at the head of the cul-de-sac with a herringbone effect block paved drive leading to the detached brick Garage. The gardens are designed for ease of maintenance with stone flagged patio/seating area to the rear and side.

Material Information
Council Tax Band E
Tenure Freehold
Property Type detached House
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage

Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
<https://www.openreach.com/>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
Parking type driveway and garage
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
<https://www.groundstability.com/public/web>

