



3 The Paddock, Scholes, Rotherham, S61 2XA

**£775,000**

A stunning FOUR BEDROOM DETACHED FAMILY HOME located on an exclusive cul-de-sac of five, individual stone-built properties in the very heart of this unspoiled semi-rural village.

The property is in immaculate decorative order throughout and enjoys far-reaching views over the adjoining Wentworth Estate. The accommodation briefly comprising: Entrance Porch, Reception Hall, Shower Room/W.C. Living Room, Dining Room, fitted Kitchen and Utility Room. Leading off the first floor Landing are four Bedrooms and the family Bathroom. The property stands in manicured lawned gardens with an attached Garage.

Scholes is a small, delightful village, surrounded by the Wentworth Estate and home to a village pub and cricket field with numerous walks through the surrounding countryside. The close proximity of Junction 35 of the M1 makes travelling to the larger conurbations of Sheffield and Leeds readily accessible.



## ENTRANCE PORCH

With composite entrance door and uPVC window

## RECEPTION HALL

Having Karndean flooring, radiator and Cloaks cupboard

## SHOWER ROOM/W.C.



With contemporary white suite comprising a shower cubicle, vanity wash basin and W.C. Heated towel rail, ceramic tiling to the walls and floor and uPVC opaque window

## LIVING ROOM



A bright and spacious room with front facing uPVC window and radiator

## DINING ROOM



With laminate flooring, radiator and uPVC patio doors opening into the rear garden

## KITCHEN



With a range of Beech finish base and wall units and contrasting work surfaces and inset polycarbonate sink set beneath the rear facing uPVC window. Integrated gas hob with high level extractor hood and electric oven and microwave to one side. Radiator and Karndean flooring

## UTILITY ROOM

With fitted worktop and inset bowl, space and plumbing for washing machine, radiator, rear facing uPVC window and side half glazed uPVC entrance door.

## FIRST FLOOR LANDING

Approached by a dog-leg staircase side side facing uPVC window. Airing/linen cupboard

## FRONT BEDROOM ONE



Having mirror fronted wardrobes running the length of one wall, radiator and uPVC window

## REAR BEDROOM



With radiator and uPVC window enjoying open and far-reaching country views

## FRONT BEDROOM



With radiator and uPVC window

## REAR BEDROOM

With radiator and uPVC window

## BATHROOM



Recently re-fitted with freestanding bath, vanity wash basin and W.C. heated towel rail, tiling to the walls and floor and uPVC opaque window. Ceiling downlighters.

## OUTSIDE



The property stands behind a dwarf stone boundary wall with moulded pathway flanked by a lawned garden. A moulded drive leads to the attached Garage. To the rear is a manicured lawn with raised natural stone borders, the garden enjoying an idyllic and tranquil outlook over the adjoining field and farmland.

## MATERIAL INFORMATION

Council Tax Band F

Tenure Freehold

Property Type Detached House

Construction type Stone

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

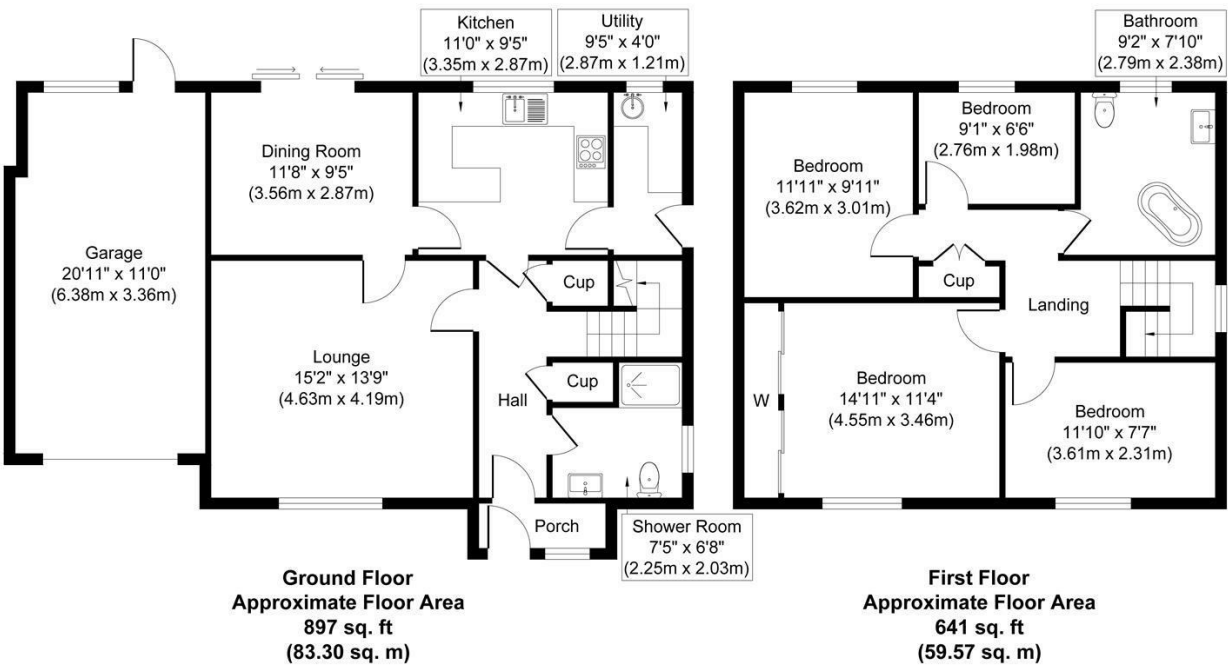
Accessibility features N/A

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/home.xhtml>



Floor Plan

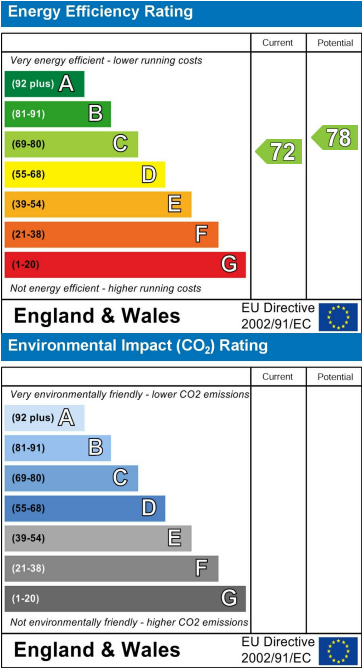


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.  
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Area Map



Energy Efficiency Graph



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