



# PRESTIGIOUS HOMES

merryweathers  
Est. 1832

Stag Close, Rotherham, S60 3NE

**Offers Over £320,000**

A spacious and versatile FOUR BEDROOM DETACHED FAMILY HOME WITH ACCOMMODATION ARRANGED OVER THREE FLOORS. The property is located on a small, exclusive cul-de-sac only a moments walk from Broom Lane whilst being within 5 minutes drive of Rotherham Hospital, the Town Centre and the M1 intersection.. The accommodation is complemented by both GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING and comprises: Reception Hall, Cloakroom, spacious Lounge/Dining Room, Conservatory, fitted Kitchen, Utility Room. Leading off the first floor Landing are three Bedrooms (one with En Suite) and family Bathroom whilst to the second floor is a large double Bedroom with En Suite. Garage and driveway with enclosed, sheltered rear garden

### **RECEPTION HALL**

With uPVC front entrance door and radiator

### **CLOAKROOM**

With W.C. wash hand basin, radiator and extractor fan

### **LOUNGE/DINING ROOM**

20'11" x 11'11"

With fireplace surround and electric fire, two radiators. rear facing uPVC window and double doors opening into the Conservatory

### **CONSERVATORY**

9'8" x 10'3"

With uPVC windows and double doors opening into the rear garden

### **KITCHEN**

11'6" x 7'10"

With a range of Beech finish base and wall cupboards and contrasting work surfaces with inset polycarbonate sink beneath the front facing uPVC window. Integrated 5 ring gas hob with electric oven and high level extractor hood, built-in dishwasher. Tiled floor and splash backs. Breakfast bar with radiator beneath

### **UTILITY ROOM**

6'1" x 5'8"

With matching base and wall units and inset stainless steel sink, space and plumbing for washing machine, radiator, tiled floor and side facing uPVC window and entrance door

### **FIRST FLOOR LANDING**

### **REAR BEDROOM**

11'6" x 10'9"

With radiator and uPVC window. Fitted mirror fronted wardrobes with drawer/dressing table to one side

### **EN SUITE**

6'2" x 6'1"

With shower cubicle, W.C. and pedestal wash hand basin, heated towel rail, extractor fan and uPVC opaque glazed window

### **REAR BEDROOM**

11'6" x 10'2"

With radiator and uPVC window

### **FRONT BEDROOM**

12'11" x 8'7"

With uPVC window and radiator

### **BATHROOM**

9'9" x 8'7"

Comprising of a white suite with panelled bath and mixer tap shower, vanity unit and W.C. Radiator, uPVC opaque glazed window, extractor fan and ceiling downlighters

### **SECOND FLOOR**

### **BEDROOM**

15'3" x 12'7"

With radiator, uPVC double opening rear window and additional 'Velux' window

### **EN SUITE**

8'4" x 7'10"

With tiled shower cubicle, W.C. and pedestal wash hand basin. Radiator, extractor fan, uPVC opaque window and ceiling downlighters

### **OUTSIDE**

A tarmac driveway leads past the lawned front garden to the Garage

### **GARAGE**

16'0" x 7'2"

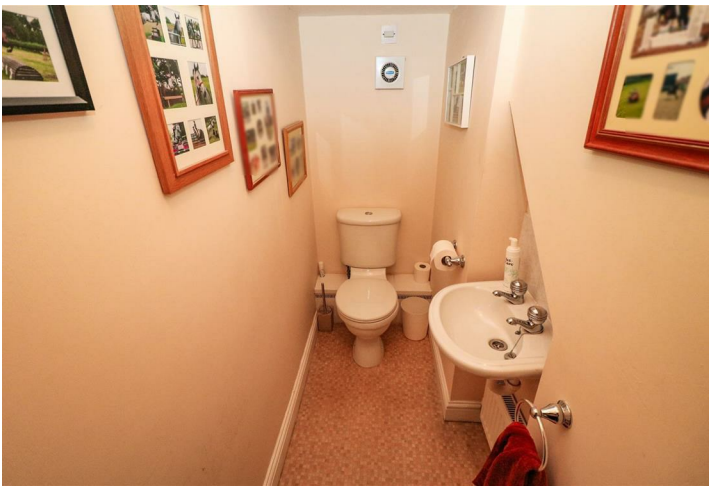
With electric roller door, light and power and wall mounted 'Baxi' gas boiler. Electric pod point for car charging

### **REAR GARDEN**

A private and sheltered lawned garden screened by mature hedging with paved patio/seating area.

### **GENERAL INFORMATION**

Tenure understood to be Freehold Council Tax Band E



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

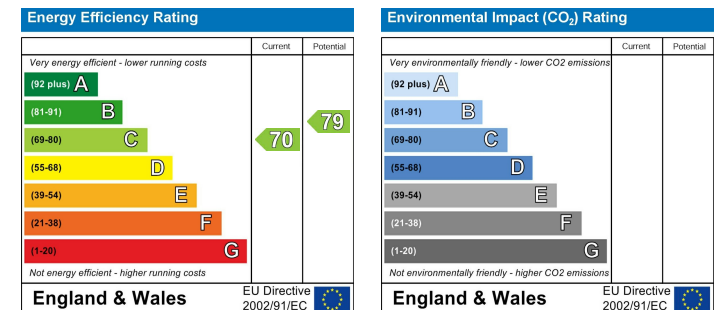
# PRESTIGIOUS HOMES



## Area Map



## Energy Efficiency Graph



[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

Merryweathers (Rotherham) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Doncaster, Barnsley, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

Registered in England and Wales No. 6679044

