



45 Trueman Drive, Rawmarsh, Rotherham, S62 7FA

£400,000

Located on the highly regarded Taylor Wimpey 'Wickets' development is this stunning **THREE STOREY/FIVE BEDROOM DETACHED HOME**. The property, which fronts onto a open grassed area, offers extremely spacious and versatile accommodation which briefly comprises: reception Hall, Cloakroom, Lounge, Study/Dining Room, large fitted Living Kitchen. First Floor: Landing, master Bedroom with Dressing area and En-Suite, two further Bedrooms and family Bathroom. There are two large Bedrooms and Bathroom to be found on the second floor.

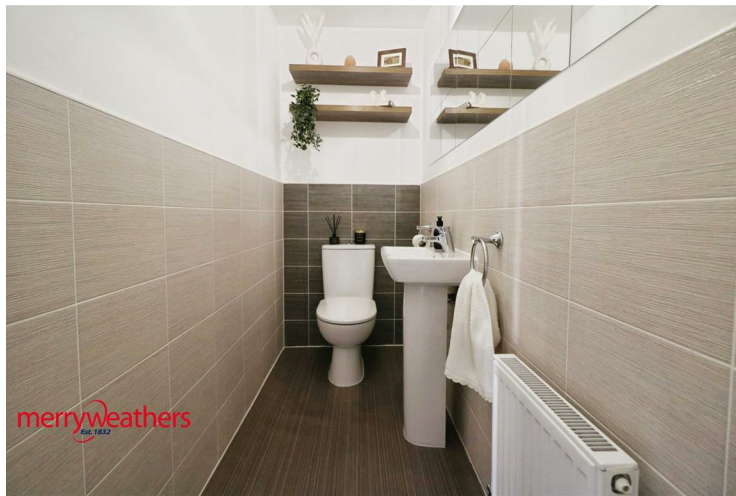
The property stands in landscaped gardens with driveway and Garage to one side.

RECEPTION HALL



With composite door and storage cupboard

CLOAKROOM



With W.C and wash basin, radiator, tiling to half height and extractor fan

STUDY/DINING ROOM 8'0" x 7'10" (2.46 x 2.4)



With front facing window and radiator

LOUNGE 15'0" x 11'8" (4.59 x 3.58)



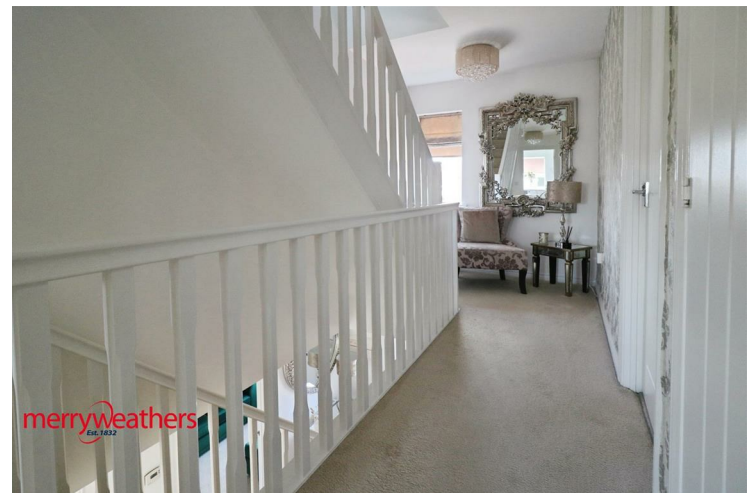
With front facing window and radiator

DINING KITCHEN 26'2" x 10'6" (8 x 3.22)



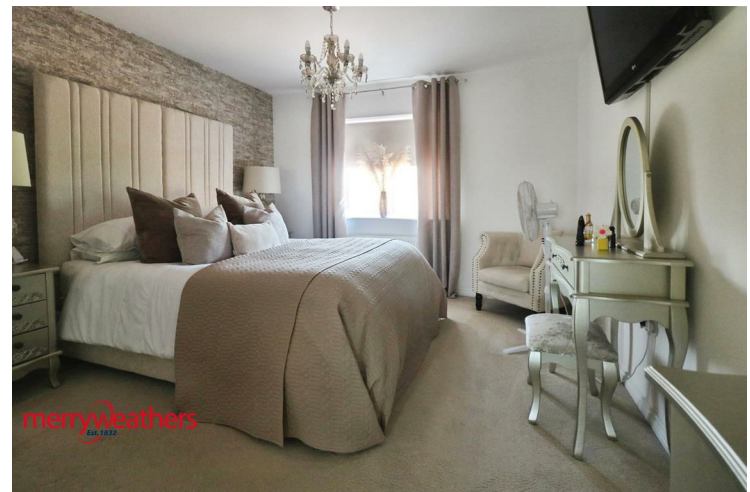
Having an extensive range of high gloss finish base and wall units with contrasting work surfaces. Inset stainless steel sink with monobloc mixer tap set beneath the rear facing uPVC window. Integrated gas hob with electric oven beneath and high level extractor hood. Built-in fridge/freezer and space and plumbing for washing machine. Radiator, polished tiled floor and uPVC double doors opening into the rear garden

FIRST FLOOR LANDING



With radiator and front facing uPVC window

MASTER BEDROOM 18'11" x 11'0" (5.77 x 3.37)



With front facing uPVC window and radiator

DRESSING AREA



Having fitted wardrobes to both walls.

REAR BEDROOM 11'5" x 9'6" (3.48 x 2.91)



With radiator and uPVC window

EN-SUITE SHOWER ROOM 9'6" x 5'8" (2.9 x 1.75)



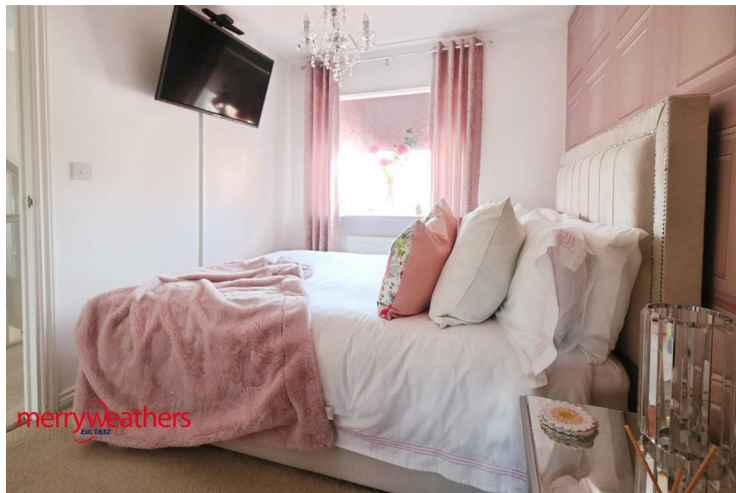
With shower cubicle, wash basin and W.C. Tiling to waist height, radiator and uPVC opaque window

BATHROOM



Comprising a panelled bath, wash basin and W.C. Tiling to the walls, radiator and uPVC opaque window

FRONT BEDROOM 11'8" x 11'0" (3.56 x 3.37)



With radiator and uPVC window

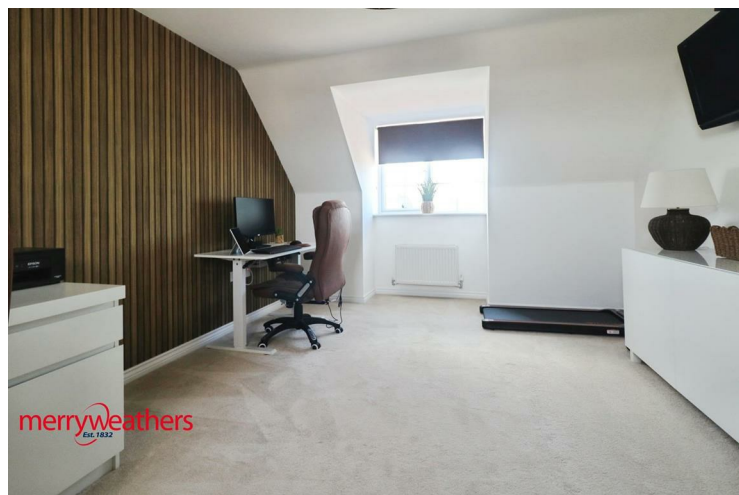
SECOND FLOOR LANDING

BEDROOM FOUR 15'8" x 11'0" (4.8 x 3.37)



With front facing uPVC window and additional 'Velux' skylight window, radiator

BEDROOM FIVE 15'8" x 11'8" (4.8 x 3.58)



With front facing uPVC window and additional 'Velux' skylight window, radiator

BATHROOM



With Shower cubicle, W.C. and wash basin. Radiator and uPVC opaque window

OUTSIDE



A side driveway leads to the single brick Garage with electric charging point. To the rear is an enclosed, landscaped garden with manicured lawn and raised patios.

MATERIAL INFORMATION

Council Tax Band: E

Tenure: Freehold

Property Type: Detached House

Construction type Brick

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 & 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>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

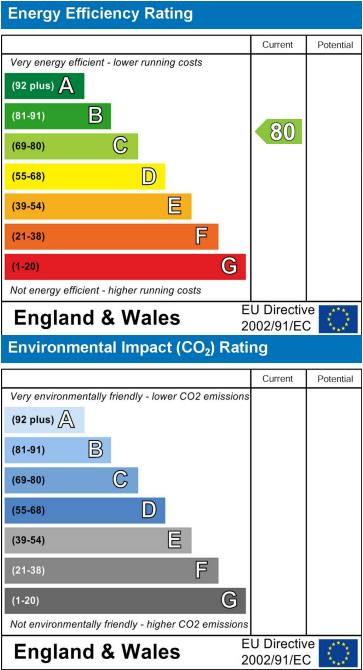


Area Map



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Energy Efficiency Graph



www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

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

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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