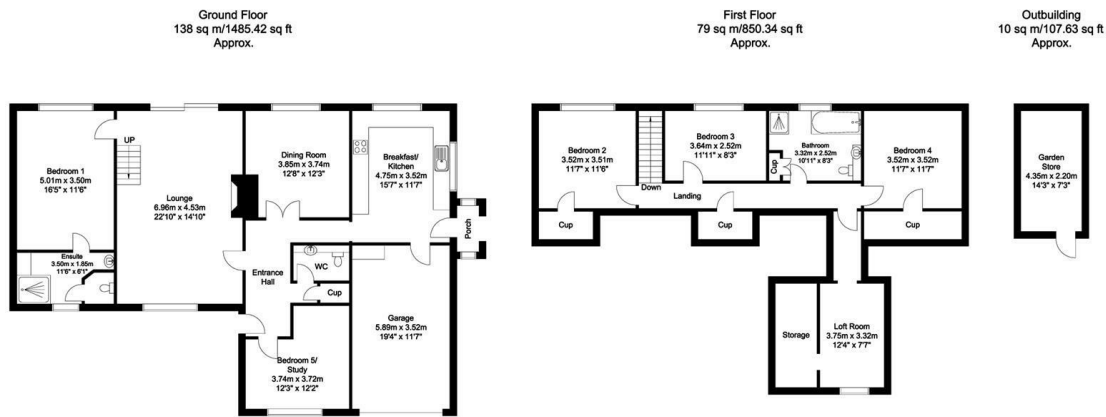




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2023



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



3, Woodland Close, Rotherham, S66 1EY

Guide Price £620,000

3 Woodland Close, Wickersley,
Rotherham, South Yorkshire, S66 1EY

Description
Guide Price £620,000 - £640,000
This capacious 4/5 bedroom detached dormer bungalow, exuding an impressive expanse of over 2300 sqft across two levels, stands as a testament to refined living. The Principal en suite bedroom is intelligently positioned on the ground floor, while the property is graced with the addition of an expansive private woodland.
Nestled at the cul-de-sac terminus, a sanctuary of only three properties, the bungalow commands attention with its substantial driveway and an integrally designed single garage. Erected in 1977 and cherished by its single ownership, it enjoys an enviable locale, merely half a mile from the bustling heart of Wickersley. This locale encompasses a rich tapestry of bars, restaurants, shops, amenities, as well as proximity to the doctors' surgery and esteemed chemists. Furthermore, the property lies within the catchment area for Wickersley School and highly acclaimed J&I Schools.
Upon crossing the threshold through the main entrance, an inviting hallway graciously ushers residents and guests towards two refined reception rooms and a versatile ground floor bedroom, adaptable for use as a snug or playroom. The generously appointed dual-aspect living room unfolds panoramic views of the rear garden, its allure heightened by patio doors facilitating a seamless connection with the outdoors. A contemporary feature fireplace, housing a coal effect living flame gas fire, imparts a sense of warmth, while an elegant staircase ascends to the first-floor landing.
The kitchen, an epitome of culinary sophistication, showcases a comprehensive array of cream, gloss-finished units, concealing a suite of integrated appliances, including an induction hob and a Bosch electric oven tastefully installed around 2018. A side courtesy door beckons towards the driveway/garden, with direct access to the integral garage enhancing practicality.
Ascending to the first floor unfolds three additional double bedrooms and a lavishly appointed 4-piece bathroom suite. Thoughtful storage solutions seamlessly integrate into the eaves, while a loft room extends the possibilities by providing supplementary storage.
Enveloped by expansive grounds, the property boasts a front lawn garden, a meticulously curated rear garden boasting inviting patio areas, and an exclusive private woodland enclave on the side. This exceptional residence is certain to captivate the discerning gaze of growing families and warrants a personal inspection to fully appreciate its refined grandeur.

- A 4/5 bedroom detached dormer bungalow
- Three bedrooms & a bathroom to the 1st floor
- Snug/optional bedroom to ground floor
- Superb woodland to side/rear
- Situated to a No through road
- Spacious driveway & single garage. Ground floor WC
- En suite facilities to main bedroom
- Lovely rear garden & feature patio areas
- Deceptively spacious within.
- Freehold Council tax band F

