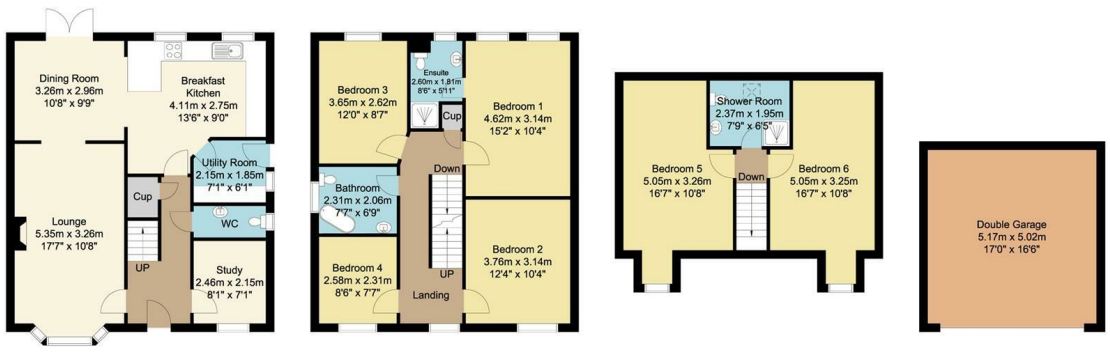
Ground Floor
64 sq m/688.89 sq ft
Approx.

First Floor
63 sq m/678.12 sq ft
Approx.

Second Floor
40 sq m/430.55 sq ft
Approx.

Outbuilding
26 sq m/279.86 sq ft
Approx.



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..
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10, Waterside Drive, Rotherham, S66 3ZW

Offers In The Region Of £475,000

10 Waterside Drive, Sunnyside, Rotherham, S66 3ZW

Situated in the heart of the ever popular Woodlaithes Village, this impressive detached six bedroom property offers an exceptional opportunity to acquire a substantial family home in a highly desirable location. Perfectly suited to growing families and those who love to entertain, the property combines contemporary styling with generous living accommodation, creating a home that effortlessly balances everyday practicality with space for socialising.

Ideally positioned close to Wickersley School, a range of local amenities and countryside walks, the property enjoys an enviable setting for family life, with convenience and comfort right on the doorstep.

At the heart of the home is a modern kitchen diner, thoughtfully designed with integrated appliances and French doors providing direct access to the rear garden. This inviting space is ideal for everything from busy family breakfasts to relaxed evenings entertaining friends. Seamlessly connecting to the formal lounge, complete with a gas fireplace, the layout creates a wonderful sense of flow between the principal living areas, offering both flexibility and a natural connection throughout the ground floor. Further enhancing the practicality of the accommodation is a useful utility room, a ground floor WC and a dedicated home office, providing the ideal environment for working from home or managing the demands of modern family life.

The first floor hosts four well proportioned bedrooms, including an impressive principal bedroom complete with its own en-suite shower room. The remaining bedrooms are served by a spacious family bathroom, featuring a beautiful freestanding bathtub that adds a touch of luxury to this well appointed family space. The accommodation continues to impress on the second floor, where two further generously sized bedrooms are complemented by an additional shower room. This versatile arrangement offers excellent flexibility for larger families, visiting guests or those seeking additional space for hobbies and leisure.

Externally, the property continues to deliver on space and practicality. A large, private rear garden provides an excellent setting for outdoor dining, family gatherings and enjoying the warmer months, while the double garage with electric door and ample off-road parking with EV charger, accessed via a private driveway, offer valuable convenience for busy households.

Modern, stylish and exceptionally spacious, this substantial detached home offers a rare opportunity to secure a six bedroom property within one of the area's most sought after residential locations. With its generous accommodation, versatile living spaces and desirable village setting, this is a home that must be viewed to be fully appreciated.

Early viewings are highly recommended.

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Impressive detached six bedroom family home in the heart of the ever popular Woodlaithes Village.
- Contemporary kitchen diner with integrated appliances and French doors opening onto the rear garden.
- Formal lounge featuring an attractive gas fireplace and seamless flow from the kitchen diner.
- Practical ground floor WC, separate utility room and dedicated home office.
- Four well proportioned first floor bedrooms, including a principal bedroom with en-suite shower room.
- Spacious family bathroom featuring a luxurious freestanding bathtub.
- Two further generous second-floor bedrooms complemented by an additional shower room.
- Large private rear garden, ideal for outdoor entertaining and family enjoyment.
- Double garage with electric door, ample off road parking and private driveway, conveniently located close to Wickersley School and local amenities.
- Freehold/Tax Band E













