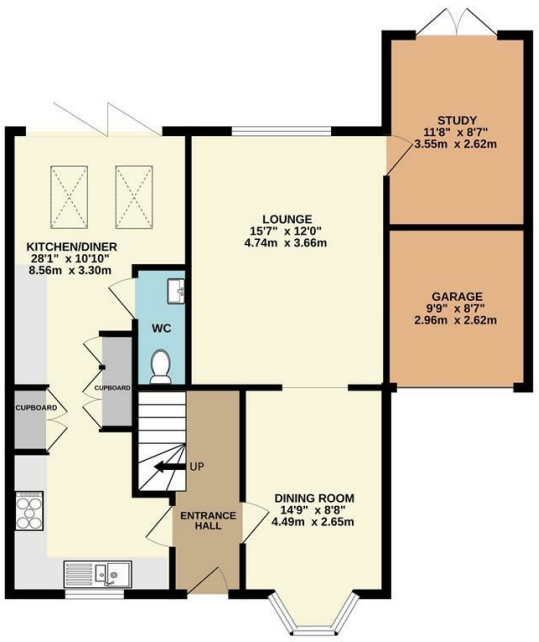
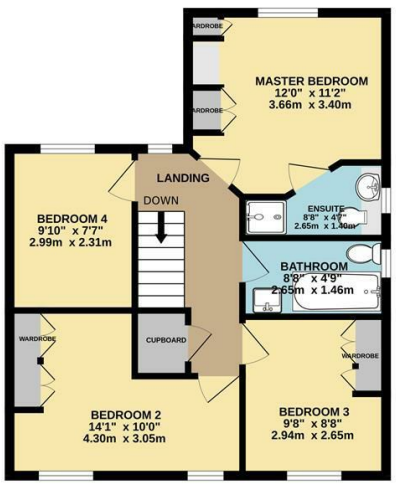
GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.

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.
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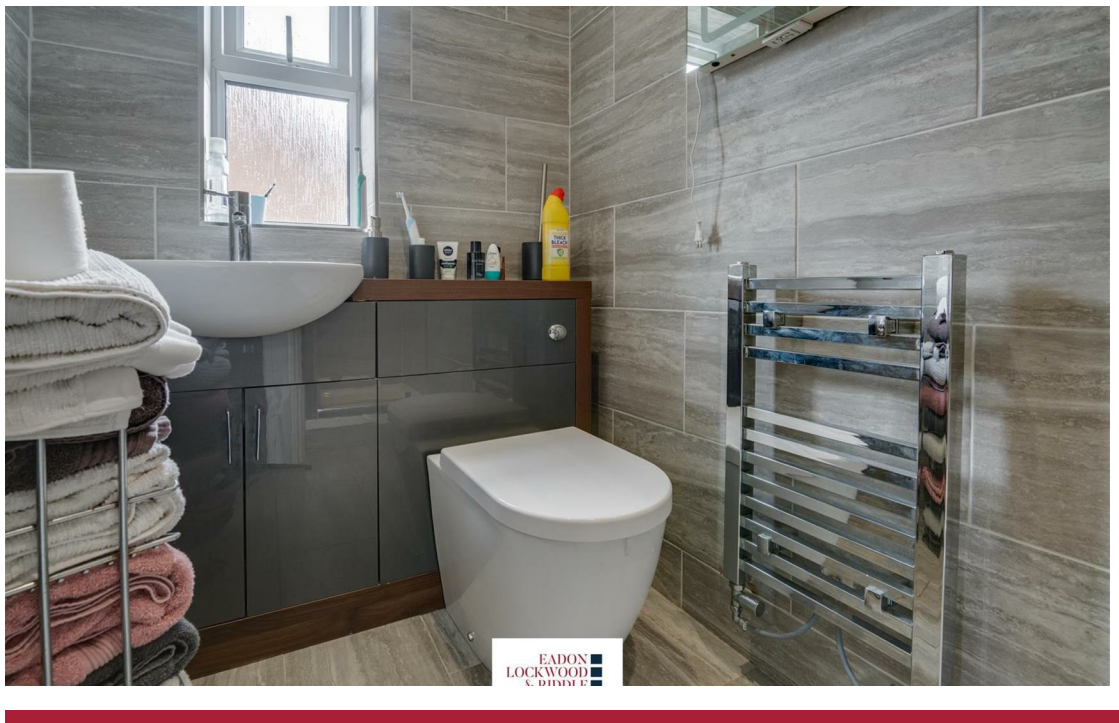
EADON LOCKWOOD & RIDDLE
ESTº 1840

5, Penwood Walk, Rotherham, S66 3XS

Offers In The Region Of £340,000

5 Penwood Walk, Woodlaithes Village, Rotherham, S66 3XS

Description
OFFERS IN THE REGION OF £350,000
Situated upon the ever popular & highly desirable Woodlaithes Village development & truly warranting an early internal inspection, is this extremely well presented extended, 4 bedroom detached family home.
The current vendors have built a rear single storey extension to the kitchen creating a fantastic kitchen diner with bi fold doors to the rear garden. The stunning kitchen is fitted with an abundance of units along with various integrated electrical appliances & 2 ovens & 2 microwaves!
Leading off the kitchen is the ground floor WC.
The front facing dinning room now has open access to the living room. Originally 2 separate reception rooms, this now creates a more modern open plan living space. From the living room is a courtesy door to the further reception room. Our vendor currently uses this as her sewing room but its a very versatile room, no more so than an ideal 'Home Office' in the times we live in. There are rear facing French style doors from this room to the back garden. This is the rear of the garage but there is still a small front section of the garage for storage.
To the1st floor are 4 good size bedrooms, the Principal bedroom with an ensuite shower room & fitted wardrobes. There are further fitted wardrobes to bedrooms 2 & 3 which also enjoy fitted bedside drawers. The lovely modern family bathroom enjoys a white 3 piece suite with a jacuzzi style bath & overhead shower together with co-ordinating tiling to the walls & floor.
To the rear of the property is an enclosed, tapered garden with spacious flagged patio area with wall mounted electric heaters & an astro turf garden.
Upon Woodlaithes is the Woodman pub, Co-op supermarket & take away along with a Nursery. Set within th ecathcment for Wickersley School & there are very good J&I Schools close by. For the commuter the M1 motorway is within 3 miles.
All in all a lovely family home.

- A truly well presented 4 bedroom extended detached family home
- Stunning modern breakfast kitchen with bi folds
- Separate dining room
- Family/Games Room to rear of garage
- En suite shower to main bedroom & fitted wardrobes
- Enclosed rear tapered lawn garden with spacious patio
- Ground floor WC
- Fantastic family home
- Early internal viewing highly recommended
- Freehold Council Tax Band D