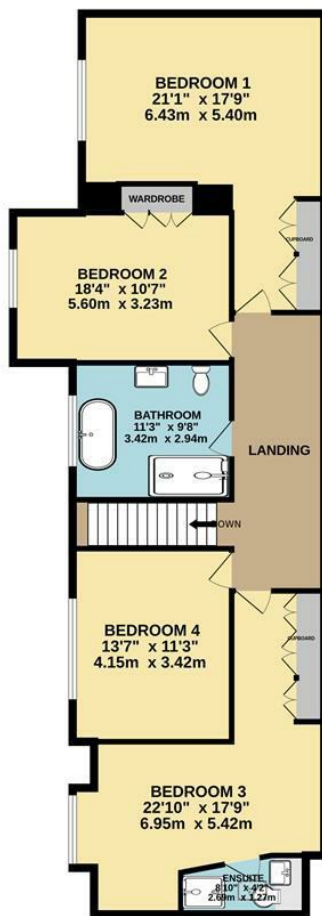


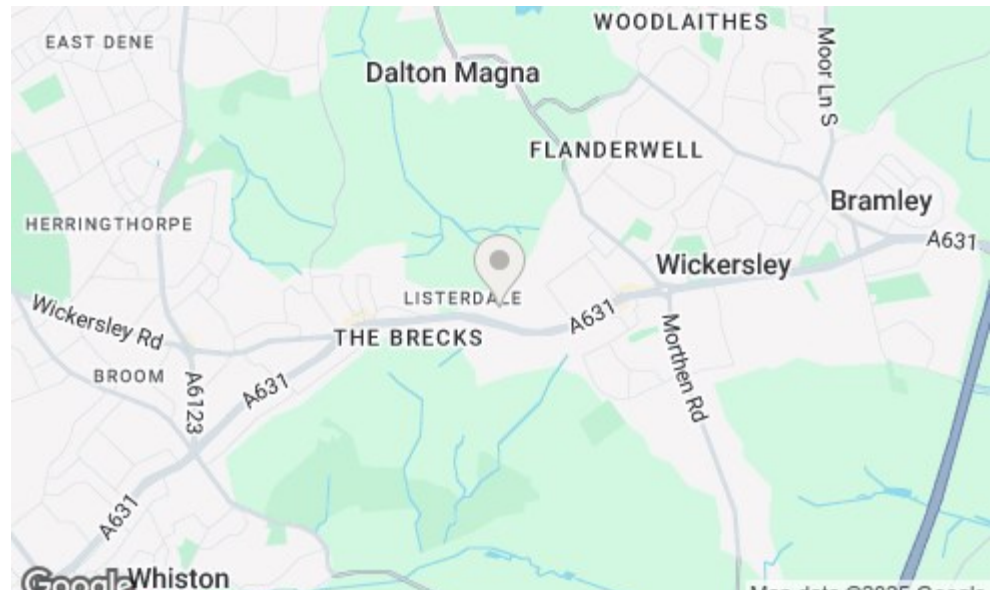
GROUND FLOOR
1691 sq.ft. (157.1 sq.m.) approx.



1ST FLOOR
1138 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA: 2830 sq.ft. (262.9 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.



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4, Marcliff Close, Rotherham, S66 2AY

Offers In The Region Of £725,000

4 Marcliff Close, Wickersley, Rotherham,
S66 2AY

Description
Welcome to this truly outstanding and extensively extended five-bedroom, three-bathroom home situated in the ever-popular and highly sought-after area of Wickersley. Beautifully extended and meticulously refurbished to an exceptional standard., this fabulous property is a rare gem that will not be on the market for long!

From the moment you arrive, you are completely wowed by the sheer elegance of this home. Step through the front door into a spacious and welcoming hallway, complete with a convenient built-in storage area for coats and shoes. The impressive staircase, leading to the first floor, adds to the grandeur of this entrance.

The ground floor continues to impress with its bright and inviting lounge, perfect for relaxing and unwinding. A charming reading corner within this space adds a delightful touch. There is a versatile additional reception room, currently a bar lounge which offers flexible living options. Additionally, there is a home office, which could also be used as a fifth bedroom or formal dining room and last but not least there is a very stylish and modern shower room.

The real showstopper of this property is the stunning open-plan kitchen diner and sitting room. This brand-new, state-of-the-art kitchen has been finished to an exceptionally high standard, boasting high-end appliances, a striking central island, and ample space for both dining and seating. This space is designed for hosting, making memories, and spending quality time with family and friends Next to the kitchen is a convenient utility room with space for a washer, dryer, and an additional fridge freezer, ensuring practicality meets luxury.

Upstairs, you will find four beautifully presented double bedrooms, each designed with style and comfort in mind. The master suite is particularly impressive, featuring fitted wardrobes and a luxurious en-suite. The family bathroom is nothing short of magnificent, complete with a freestanding bathtub, a separate shower cubicle, and a modern vanity unit, no expense has been spared in creating this exquisite retreat.

The exterior of this home is just as impressive as the interior. The front of the property boasts a delightful lawn and a large block-paved driveway leading to a detached garage. To the rear, a private and enclosed garden offers a perfect haven for relaxation, featuring patio and decking areas, stylish features, and low-maintenance artificial grass creating an ideal space for entertaining or unwinding after a long day.

Situated in the heart of Wickersley, this stunning property is within close proximity to a wealth of local amenities, excellent restaurants, and highly regarded schools. Homes of this calibre rarely come to the open market, particularly in such a sought-after location.

ELR highly recommends that any serious buyers calls us now to arrange a viewing appointment, this exceptional home won't be available for long!

- EXCEPTIONAL FAMILY HOME
- INDIVIDUALLY DESIGNED AND REMODELLED TO A HIGH STANDARD
- FIVE BEDROOMS AND 3 BATHROOMS
- BRAND NEW OPEN PLAN KITCHEN DINER AND SITTING ROOM
- FITTED WARDROBE AND EN-SUITE TO MASTER
- REAR ENCLOSED LOW MAINTNANCE GARDEN
- LARGE DRIVEWAY AND GARAGE
- IN THE HEART OF WICKERSLEY
- LEASEHOLD / TAX BAND
- VIEWING IS HIGHLY RECOMMENDED

