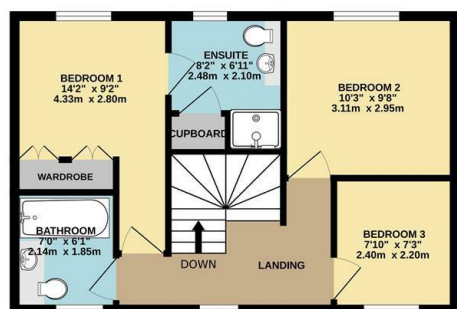


GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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Offers In The Region Of £300,000

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STUNNING THREE-BEDROOM DETACHED FAMILY HOME

This impressive three bedroom detached property located within the highly sought-after Woodlathes estate, provides a comfortable and inviting space for families. Situated within the catchment area of the renowned Wickersley School, this property is ideally positioned for access to local amenities, public transport and motorway links, making it a prime choice for discerning buyers.

Upon entering the property, you are welcomed by a stylish entrance hallway with a turned staircase leading to the first floor. The spacious lounge is beautifully presented with a front-facing bay window and rear French doors leading into the conservatory. A modern stone-effect fireplace with an electric fire serves as the room's focal point. The generous conservatory is flooded with natural light and provides direct access to the garden, making it the perfect space for relaxation.

The fabulous kitchen diner is a stunning modern space featuring an ample range of contemporary wall and base units. The utility area is equipped with wall-to-floor units housing the dishwasher and space for a washing machine. The kitchen also benefits from an integrated oven with a warming drawer and a five-ring gas hob beneath an extractor hood. The dining area, located at the front of the property, is enhanced by a large bay window, creating a bright and airy atmosphere.

The first floor comprises a rear-facing master bedroom boasting fitted wardrobes and an en-suite. Two additional well-sized bedrooms provide ample space for family living. The stunning family bathroom is designed for convenience and comfort, complete with a bath and shower above.

The property benefits from a private rear garden that is fully enclosed and primarily laid to lawn, offering an excellent outdoor retreat. A single garage is located to the side of the property, featuring power and light, with an up-and-over door for easy access.

This impressive home is sure to attract attention and will not be on the market for long. Contact ELR today to arrange a viewing!

- Three bedroom detached family home
- Spacious Lounge
- Modern Open Plan Kitchen Diner with Utility Room
- En-suite and Fitted Wardrobes to the Master
- Enclosed rear garden
- Conservatory
- Single Garage and Driveway
- Popular Woodlathes Estate
- Freehold / Tax band C
- Early viewing is essential

