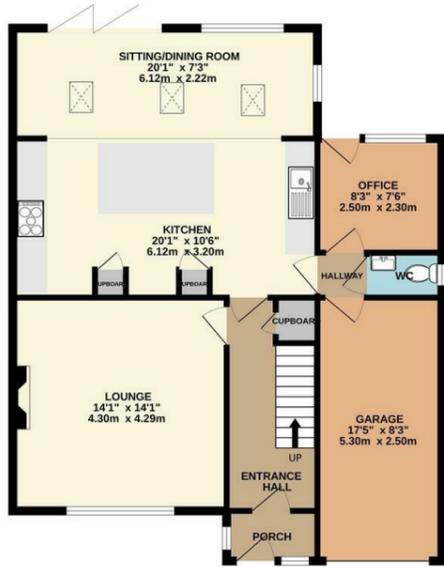


GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.

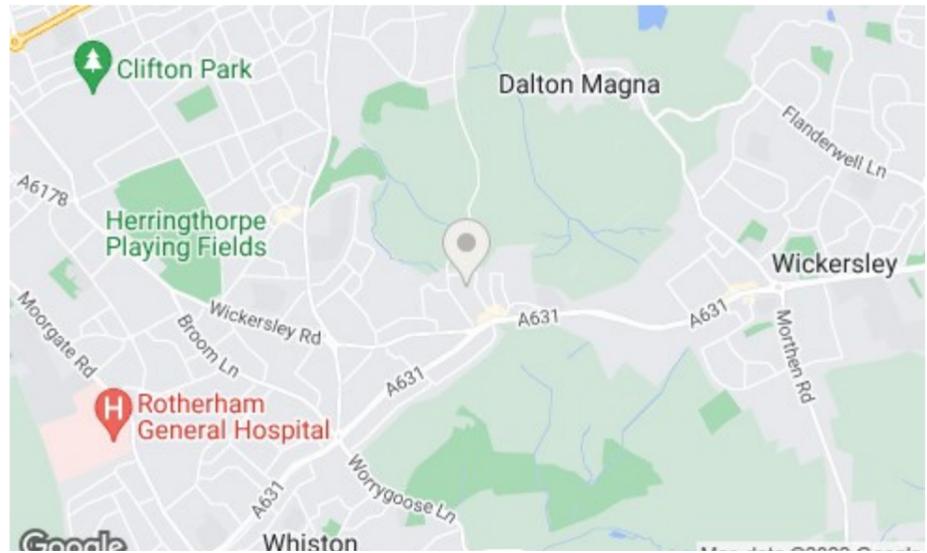


1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 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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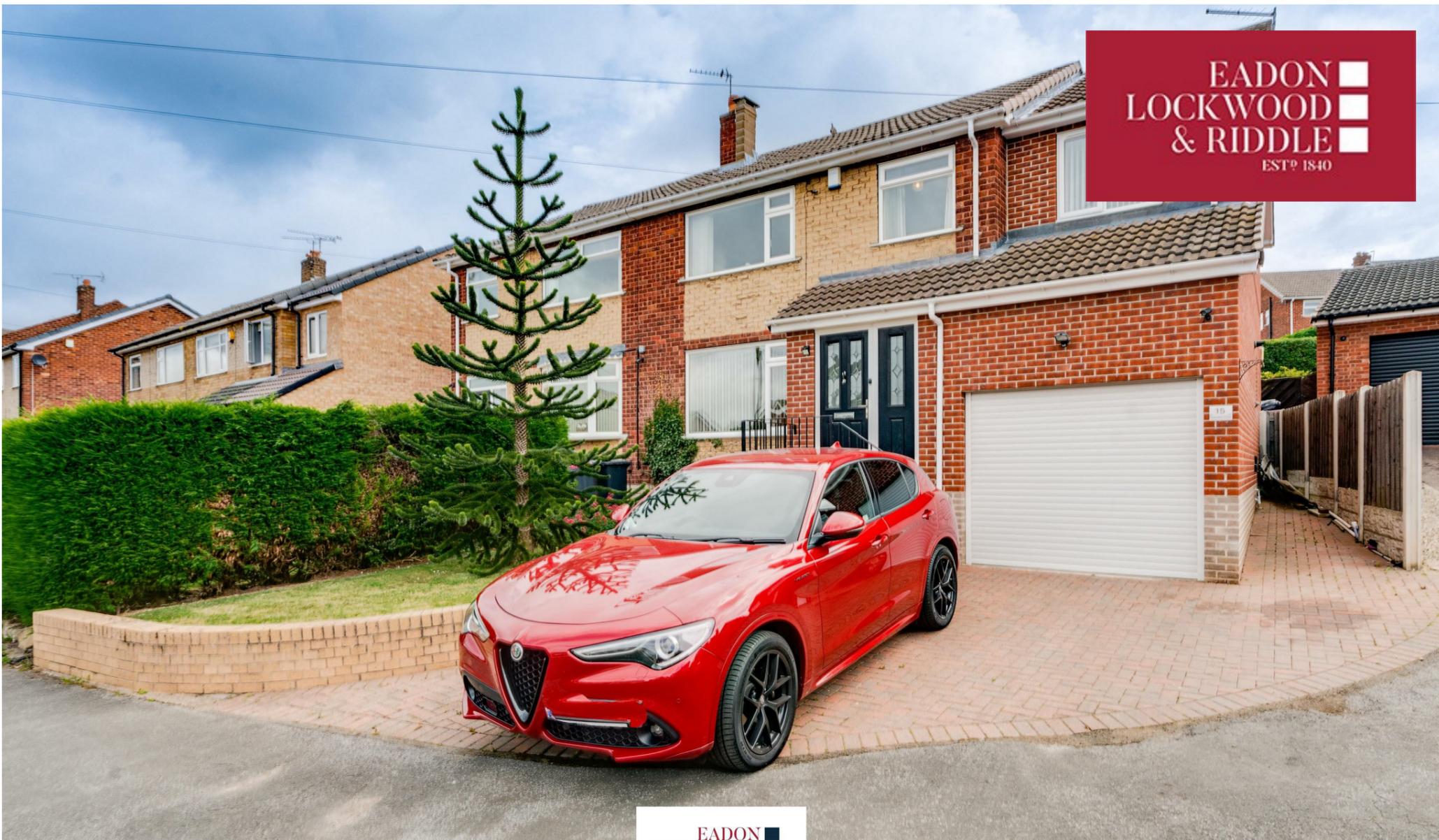
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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

EADON

15, Cavendish Close, Rotherham, S65 3HW

Offers In The Region Of £330,000

15 Cavendish Close, Rotherham, South Yorkshire, S65 3HW

Description

Enjoying a cul de sac location is this extended 4 bedroom semi detached family home with a superb rear open plan dining kitchen with adjoining snug area with bi-fold doors leading onto the rear enclosed garden area. Truly well presented throughout, this family home enjoys 4 good size bedrooms, the Principal bedroom with dressing area with fitted wardrobes & an ensuite shower room beyond with double size cubicle & vanity basin. Bedroom 2 (formerly the main bedroom) has an abundance of fitted units along with a dresser, whilst the family bathroom is fitted with a lovely 4 piece white suite inc. an oval bath & separate shower cubicle.

The main 'hub' of this property is without doubt the incredible rear facing dining kitchen which houses an array of attractive white gloss finished units, granite work surfaces & a central Island. With high end electrical appliances inc. 2 ovens a steamer & microwave together with integrated dishwasher. Adjoining the kitchen area is the dining area along with a 'snug' area & bi fold doors opening onto the rear garden. For the home worker, you have your own Study too!

The front facing living room houses an attractive feature fireplace with marble effect surround & electric living flame fire.

Fronting the property is a block paved driveway leading to the single integral garage which has the added benefit of an electric roller door & houses the combination boiler. A courtesy door leads to the inner hallway.

To the rear is an enclosed terraced garden area with ornamental pond, decking area & steps leading up to a very well manicured garden.

The highly regarded Listerdale J&I School is close by along with various shops & amenities at The Brecks along with bus service routes on Bawtry Road serving Sheffield & Rotherham respectively.

All on all a lovely family home which will in particular appeal to the growing family & warrants an early internal viewing.

- A very well presented 4 bedroom semi detached house
- Cul de sac location
- En suite shower room to Principal bedroom
- Home office & Ground floor WC
- Fantastic open plan dining kitchen with adjoining snug area
- 3 double bedrooms & a single bedroom
- In catchment area for Wickersley Comperhensive School
- Lovely rear terraced enclosed garden/patio area with pond
- Close to shops/amenities at 'The Brecks'
- Internal viewing highly recommended

