



£325,000 OIRO

Island Close, Rotherham

Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- Beautiful Four Bedroom Detached Family Home
- Modern Decor Throughout
- Stunning Modern Breakfast Kitchen with Separate Utility
- Spacious Bay Windowed Lounge
- Separate Dining Room
- Conservatory
- Downstairs WC
- Master Bedroom with Ensuite
- Wrap Around Landscaped Gardens
- Driveway & Detached Garage

Property Description

AN EXECUTIVE PROPERTY THIS ONES GOT THE LOT...WITH WRAP AROUND GARDENS A LARGE CORNER PLOT...!
Uflit are more than delighted to welcome to the market this impressive EXECUTIVE four bed detached family home.

Main Particulars

AN EXECUTIVE PROPERTY THIS ONES GOT THE LOT...WITH WRAP AROUND GARDENS A LARGE CORNER PLOT...!
Uflit are more than delighted to welcome to the market this impressive EXECUTIVE four bed detached family home, located on the highly sought after modern development in Whiston. This fabulous property offers SPACIOUS AND MODERN LIVING THROUGHOUT whilst occupying a substantial corner plot. Internally this property boasts a welcoming cloakroom hallway, breakfast kitchen with separate utility area, dining room with additional conservatory, spacious bay windowed lounge, a further reception room used as an office and a downstairs WC. To the first floor four bedrooms, master bedroom benefitting from ensuite and a family bathroom. To the outside, wrap around manicured gardens with a driveway providing off road parking and a detached brick built garage, to the rear a fabulous well-proportioned landscaped family garden extending the family entertaining area with large patio areas . The property also benefits from a range of fitted blinds and alarm system. All this and more can be found at this FANTASTIC FAMILY HOME. Call Uflit to arrange a viewing today 01709 912730.

Council Tax Band: E
Tenure: Freehold

Entrance hall

A delicate canopy invites you through a glazed solid wood door in to a warming hallway, solid flooring seamlessly flows through the majority of the ground floor. Doors giving access to breakfast kitchen, snug, living room, dining room and a downstairs wc. Carpeted spindled staircase rising to first floor accommodation with understairs storage utilising space and a radiator.

Snug/ Office w: 3.4m x l: 1.9m (w: 11' 2" x l: 6' 3")

A fabulous further reception room currently used as an office, a continuation of the solid wood flooring, front facing upvc bay window and radiator.

Breakfast kitchen w: 3.5m x l: 3.4m (w: 11' 6" x l: 11' 2")

Breakfast Kitchen 3.5x3.4

A fitted kitchen comprising of a range of wall and base units with complimentary work surface areas and tiled back panels. Appliances to include a gas hob with extractor, built in oven, integrated fridge, dishwasher and plumbing for further utilities. Modern solid wood flooring flowing through to the utility area, two upvc windows illuminate, a radiator adds warmth and a door gives access to the utility area.

Utility w: 2.2m x l: 1.6m (w: 7' 3" x l: 5' 3")

With further base units with complimentary work surface areas, plumbing for further utilities, solid wood flooring, radiator and a rear facing upvc door to the garden.

Dining room w: 2.5m x l: 2.6m (w: 8' 2" x l: 8' 6")

A fabulous third reception room with a continuation of the solid wood flooring, radiator, front facing upvc bay window and a glazed upvc door with glazed side panels open to the conservatory.

Conservatory w: 3.3m x l: 3.8m (w: 10' 10" x l: 12' 6")

A large conservatory overlooking the garden with a wall mounted heater, laminate flooring and French doors to the patio area.

Lounge w: 3.9m x l: 4.2m (w: 12' 10" x l: 13' 9")

A spacious living area with focal feature inset fire with marble facade, a large bay window illuminates this entire space, carpeted flooring and two radiators add warmth.

WC

Comprising of a wash hand basin with tiled back panel and low level wc, a continuation of the solid wood flooring, radiator and a front facing upvc window.

Landing

A spindled banister creating a parapet to the landing with storage cupboard, radiator, carpeted flooring and a loft hatch creating additional storage. Doors giving access to all four bedrooms, the family bathroom and storage cupboard.

Master bedroom w: 3.4m x l: 3.3m (w: 11' 2" x l: 10' 10")

A large and modern master bedroom with a range of built in wardrobes, upvc window, carpeted flooring, radiator and a door giving access to the ensuite.

Ensuite w: 2.2m x l: 1.7m (w: 7' 3" x l: 5' 7")

A modern ensuite boasting a fitted shower, a vanity unit housing both wash hand basin and low level WC, fully tiled walls with contrasting tiled flooring, heated towel rail, spot lighting and a rear facing upvc window.

Bedroom 2 w: 3.6m x l: 3.3m (w: 11' 10" x l: 10' 10")

A further double bedroom with a side facing upvc window, radiator and carpeted flooring.

Bedroom 3 w: 3m x l: 2.9m (w: 9' 10" x l: 9' 6")

An ample size third bedroom with a front facing upvc bay window, radiator and carpet flooring.

Bedroom 4 w: 3.1m x l: 2.8m (w: 10' 2" x l: 9' 2")

An ample sized fourth bedroom with a front facing upvc bay window, radiator and carpeted flooring.

Family Bathroom w: 2.1m x l: 1.7m (w: 6' 11" x l: 5' 7")

A modern bathroom comprising of a panelled bath with overhead shower and screen, a vanity unit housing both wash hand basin and low level WC. Fully tiled walls with contrasting tiled flooring, heated towel rail, spot lighting and a front facing upvc window.

Outside

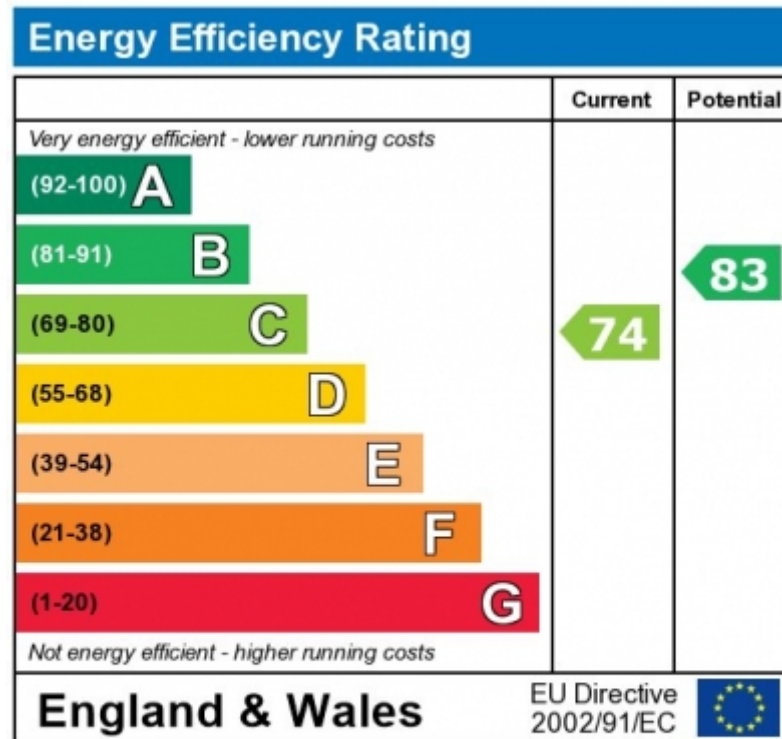
The property commands a fabulous corner plot with an open aspect frontage, manicured foliage protect lawned gardens with decorative borders, an Indian stone path leads to the front door and a driveway provides off road parking leading to a detached brick built garage. Side gated access to the rear where a fabulous entertaining area awaits. A paved patio leads to lawned gardens extending the entertaining area with a further patio beyond all privately enclosed.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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