

**PRESTIGIOUS HOMES**  
merryweathers  
Est. 1832

Kings Wav. Rotherham. S60 3AU  
**Offers In The Region Of £875,000**



## OFFERED FOR SALE WITH NO UPWARD CHAIN

An exceptionally rare opportunity to acquire a substantial detached family residence standing in wooded grounds totalling 0.6 acre. 'Woodside' is an individual, period property located on an exclusive road in one of Rotherham's most prestigious and highly regarded suburbs.

The gardens are an undoubted feature, offering a high degree of privacy and security, accessed by electric gates with a sweeping drive leading to the property.

The accommodation is both spacious and versatile, offering 3 reception rooms, Conservatory, 4 Bedrooms and a double Garage with ample parking.

### RECEPTION HALL

16'0" x 13'5"

With composite entrance door flanked by uPVC windows. Two radiators and wood block flooring.

### LIVING ROOM

23'11" x 13'10"

With a stone chimney breast on a raised hearth and tall contemporary radiator. Sliding patio doors both overlook and open into the front garden.

### DINING ROOM

14'2" x 11'5"

With rear facing uPVC bow window and radiator

### STUDY

11'8" x 11'3"

With two radiators and sliding doors opening into the Conservatory

### CONSERVATORY

18'4" x 13'1"

With uPVC windows and door opening into the rear garden. Air conditioning unit.

### KITCHEN

16'9" x 11'10"

The smaller measurement excluding the deep front facing uPVC window. Fitted units and 6 ring gas hob with electric oven and extractor hood. Rear facing uPVC window. Storage Pantry

### CLOAKROOM

With W.C. and wash basin, radiator and sealed unit double glazed opaque window.

### LANDING

Approached by an open tread staircase from the Hall. Storage cupboard, radiator and uPVC double doors open onto a Balcony

### MASTER BEDROOM

16'2" x 12'1"

The smaller measurement taken to the wardrobe doors which run the

length of one wall with additional wardrobes to the opposite wall. Radiator and front facing uPVC bow window

### DRESSING ROOM

6'6" x 16'10"

With radiator, side facing uPVC window, built-in cupboard and under eaves storage

### EN-SUITE

Comprising of a walk-in Shower enclosure, 'his and hers' vanity wash basins and W.C. Heated towel rail and uPVC opaque window.

### REAR BEDROOM

14'9" x 8'11"

Having built-in wardrobes, radiator and two uPVC windows

### REAR BEDROOM

12'3" x 9'0"

With radiator, uPVC window and built-in wardrobes

### FAMILY BATHROOM

9'3" x 6'3"

Comprising a bath with electric shower over, W.C. and glass wash basin. Radiator and uPVC opaque window.

### INNER LANDING

With radiator, two front facing windows and built-in wardrobes with additional storage cupboard

### BEDROOM

14'1" x 15'8"

With uPVC front facing bay window and further side facing leaded window. Radiator and vanity wash basin

### OUTSIDE

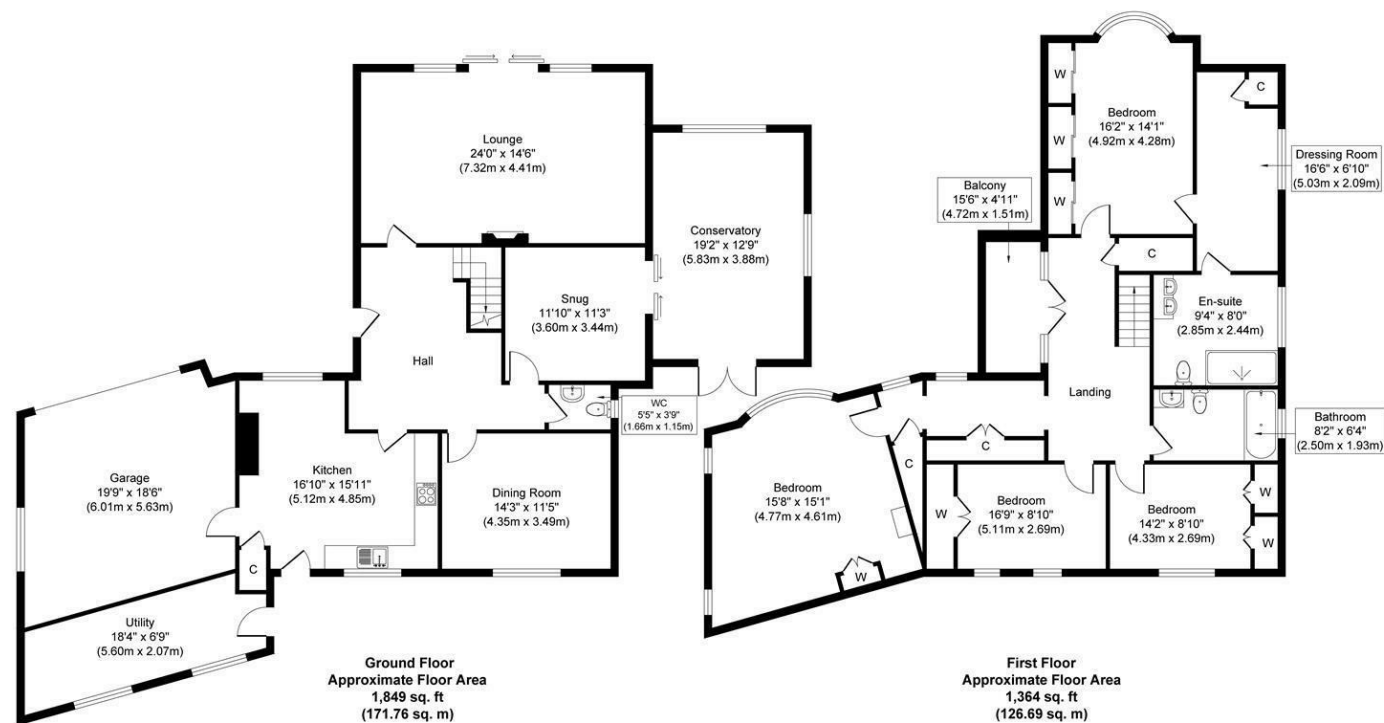
The property occupies a substantial plot standing in wooded gardens totalling 0.6 acre and offering an exceptionally high degree of privacy. Double electric gates open onto a block paved sweeping drive which leads to a turning area and allows access to the double Garage. The lawns are flanked and screened by established trees and bushes whilst directly to the rear of the house is a large paved patio/entertaining area







Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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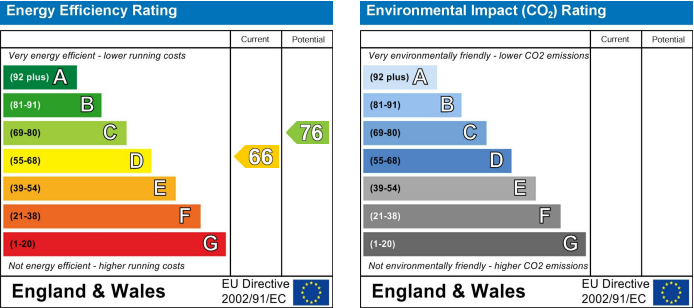
PRESTIGIOUS  
HOMES



Area Map



Energy Efficiency Graph



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