



# PRESTIGIOUS HOMES

merryweathers  
Est. 1832

Heather Close, Rotherham, S60 2TQ

**Offers In The Region Of £475,000**

A viewing is highly recommended to appreciate this Beautifully decorated and well maintained four bedroomed detached well placed for Thomas Rotherham College, Rotherham, Sheffield and M1 Motorway Networks. Comprising of entrance hallway, open plan dining/ kitchen and lounge. Fully fitted modern kitchen with integrated appliances. utility room, ground floor w.c., three bedrooms, one with en-suite and family bathroom. Driveway and detached garage. Well maintained gardens to front and rear. Under floor heating. Alarm system included Bedroom one with newly fitted wardrobes Sale price to include all ceiling light fittings, curtains, curtain poles, and blinds. All white goods, including a new washing machine include in sale. Garden furniture (wrought iron benches, table, and chairs), large parasol. Plant pots, garden ornaments, and a large garden storage box. WITH NO VENDOR CHAIN.

### **Entrance**

UPVC entrance door open to Entrance hallway with laminate flooring. Doors leading to occasional/ TV room, open plan dining/ kitchen, lounge, ground floor W.C. and stairs rising to first floor. Central heating radiator. Storage cupboard and cloakroom.

### **Open Plan Lounge/ Diner/ Kitchen**

26'3" x 25'1"

### **Lounge/ Diner**

Lounge area with modern fireplace with electric fire, UPVC double glazed box window. Gas central heating radiator. Dining area with UPVC double

glazed patio doors overlooking rear garden. Open plan kitchen

### **Kitchen**

Modern Hacker fitted kitchen, white wall and base units with granite work surfaces. Built in electric oven & microwave, electric hob, extractor fan, dishwasher and fridge/ freezer. Sink unit. UPVC window. Door opens to Utility Room

### **Utility Room**

8'8" x 5'2"

With space for washing machine, sink unit and UPVC side entrance door. Extra storage cupboard.

### **Snug**

12'4" x 9'2"

Front room with UPVC window, gas central heating radiator.

### **Ground floor W.C.**

6'7" x 3'2"

Partially tiled, with W.C. and sink.

### **First Floor**

Stairs rise to first floor landing, with doors leading to four bedrooms, bathroom and loft access. UPVC side window giving light and Gas central heating radiator.

### **Bedroom One**

14'5" x 13'9"

Front UPVC double glazed window and central heating radiator. Door to en-suite. With newly fitted wardrobes.

### **En-suite**

8'0" x 3'11"

Low flush W.C, wall hung basin, shower cubicle with rainfall shower. UPVC window and heated towel rail.

### **Bedroom Two**

13'1" x 11'3"

Front Bedroom with UPVC window, gas central heating radiator and door to en-suite.

### **Ensuite**

8'2" x 4'1"

With white suite comprising of wall hung wash basin, low flush w.c and shower cubicle with rainfall shower. Heated towel rail and UPVC window.

### **Bedroom Three**

11'9" x 10'2"

Rear Bedroom with UPVC window and gas central heating radiator.

### **Bedroom Four**

10'2" x 8'9"

Rear Bedroom with UPVC window and gas central heating radiator.

### **Family Bathroom**

8'9" x 6'3"

Suite in white comprising of bath tub, low flush w.c., wall hung wash basin. Fully tiled flooring and modern tiling to bath area. UPVC window. Cupboard housing boiler.

### **Garage**

With roller shutter doors and sensors.

### **Outside**

Lawned garden to front and rear. Tarmaced drive leads to garage. Pathway to front and side with gated side access to rear. Well maintained lawned garden with shrubs, patio area, decorative lighting and seating area.

### **Material Information**

Material information

Council Tax Band F

Tenure Freehold

Property Type FOUR BEDROOMED DETACHED

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Drive and garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website <https://www.groundstability.com/public/wet>

We advise all clients to discuss the above points with a conveyancing solicitor.

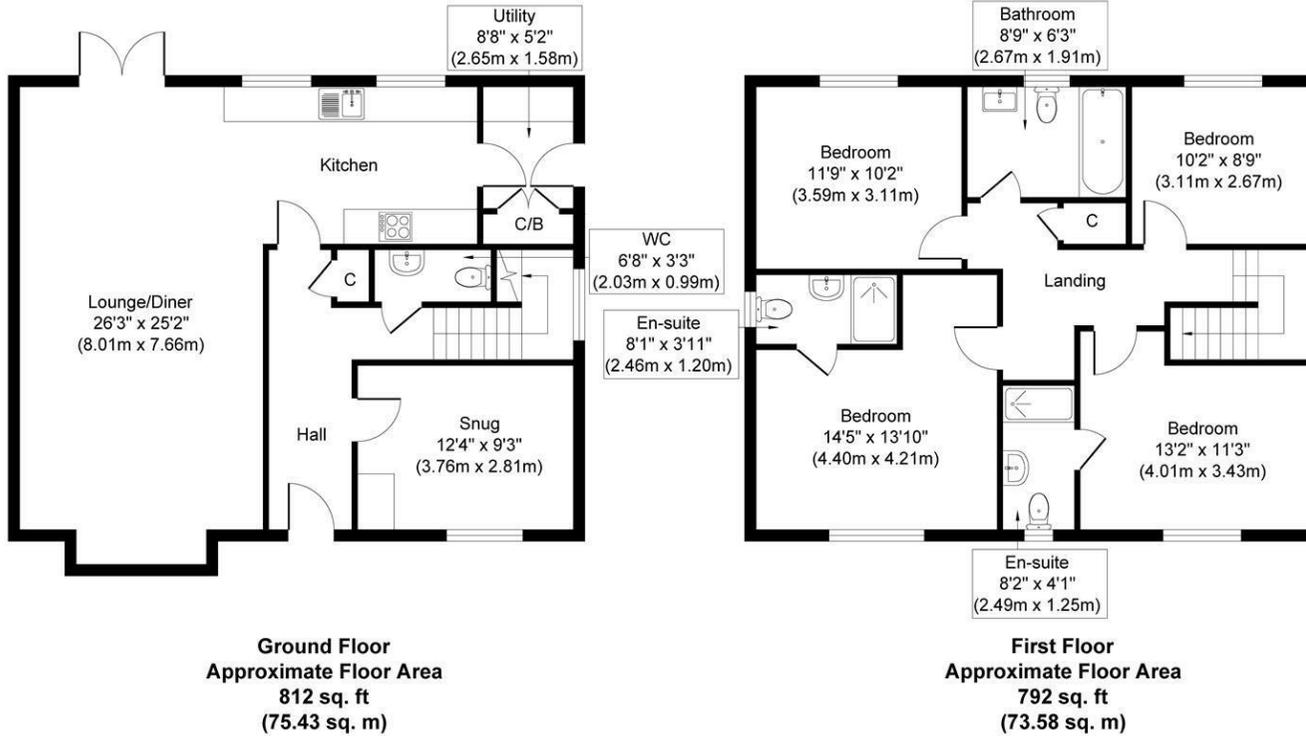


# Floor Plan

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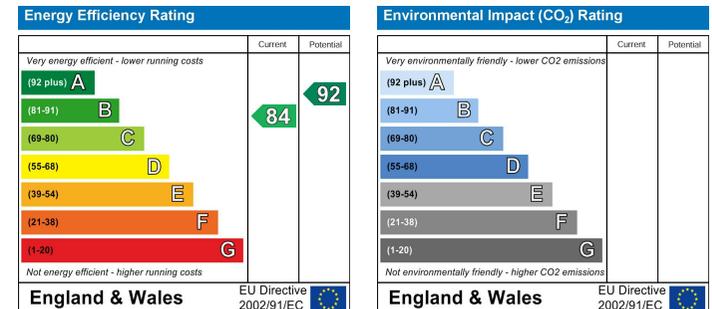


## Area Map



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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## Energy Efficiency Graph



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