



## 45 Green Bank Drive

Woodlathes Village, Rotherham, S66 3ZP

**Guide price £490,000**



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This stunning six double bedroom detached property is perfect for the growing family. Including, lounge, family room, open plan kitchen diner, WC, family bathroom, six bedrooms - two with ensembles, double garage, driveway for multiple cars and a rear private garden.

Situated on the popular Woodlathes village this home is close to everything a family needs. Within walking distance are the local reputable schools, along with the Wickersley Tanyard where you will find restaurants, pubs, cafes, doctors surgery and supermarkets. The motorway links are also a short drive away providing access to the M1 and M18.

FREEHOLD  
COUNCIL TAX BAND E

### Entrance Hallway

External door into the spacious hallway. Doors into the family room, wc, kitchen and lounge. Built in storage cupboard and stairs leading to the first floor landing.

### Family Room

Front facing window. Potential to be an office, play room or another reception room.

### Lounge

Front facing bay window creating a light and airy space. Feature fireplace with gas fire. Door into the lounge.

### Dining Area

An open plan space leading on from the kitchen. Currently fits a full dining table and chairs. Bay window with patio doors onto the decked area.

### Kitchen

Wall and base units with space for range master cooker, extractor fan, american style fridge freezer and sink with drainer. Natural granite worktops on the units and breakfast island with space for washing machine and wine cooler along with room for stools. Rear facing window and door leading to the garden.

The recently fitted boiler in 2021 is also housed in one of the units in the kitchen.

### WC

WC and vanity storage sink.

### First Floor Landing

Doors leading to the bedrooms and bathroom. Stairs leading to the second floor landing,

### Bedroom One

Front facing window creating a spacious master suite with room for a king size bed and wardrobes. Door leading into the en suite.

### En Suite

Fully tiled en suite with WC, vanity floating storage sink and shower cubicle. Front facing window.

### Bedroom Two

Front facing window. Space for a double bed and wardrobes. Door leading into the en suite.

### En Suite

Fully tiled en suite including floating vanity storage sink, WC and shower cubicle. Side facing window.

### Bedroom Three

Currently set up as an office but previously had space for a double bed and wardrobe. Rear facing window.

### Bedroom Four

Space for a double bed and wardrobes. Rear facing window.

### Bathroom

Fully tiled bathroom including WC, pedestal sink and bath with detachable shower hose. Rear facing window.

### Second Floor Landing

Doors into the bedrooms. Built in storage cupboard.

### Bedroom Five

Space for a double bed and wardrobes. Sky light windows. Beech hardwood engineered flooring.

### Bedroom Six

Currently set up as family games room but previously fitted a double bed and wardrobes. Sky light windows. Loft hatch with pull down fitted ladder leading to a boarded loft used for storage. Beech hardwood engineered flooring.

### Exterior

To the front of the property there is a lawn and path leading to the front door with fencing surrounding. The grey granite-effect block paving driveway for multiple cars leads to the gated rear of the property giving access to the double garage. The rear garden consists of multiple seating areas including two patios, a decked area and a lawn with trees surrounding giving it a private feel. UPVC soffits and fascias including the garage.

### Double Garage

Power and lighting with separate burglar alarm.

## Road Map



## Hybrid Map



## Terrain Map



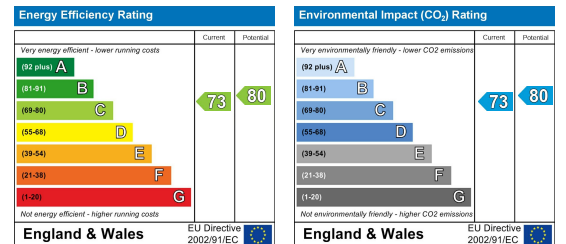
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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