



## 17 Hall Croft

Wickersley, Rotherham, S66 1FJ

**Offers in the region of £669,995**



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**WOW! THE DREAM HOUSE IN THE DREAM LOCATION!**

This stunning detached family home is situated in the sought-after location of Wickersley and is less than 10 minutes' walk to the reputable Wickersley Comprehensive School.

Including a spacious entrance hallway, cloakroom wc, lounge, kitchen, utility room, dining space along with second lounge area in an open plan room spanning the the width of the house. Four double bedrooms - two with ensuites, family bathroom, double garage, parking for two cars and a great size rear garden.

Within walking distance is the Tanyard Shopping Centre where you will find independent stores, restaurants, pubs, cafes, charity shops and supermarket. The primary school is also close by along with transport links taking you to Rotherham and Sheffield. The motor way is a short driveway being ideal for commuters using the M1 and M18.

Recently being built in 2016 this home really does have the wow factor being built to a fantastic finish.

\*FREEHOLD

\*COUNCIL TAX BAND G

### Entrance Hallway

External door with surrounding windows leading into the spacious entrance hallway. Doors into the lounge, cloakroom and kitchen. Stairs leading to the first floor landing.

### Cloakroom WC

WC and pedestal sink with tile splash back.

### Lounge

A great size lounge with front facing bay window creating extra room and light.

### Dining / Living Area

A second living area with a rear facing window and space for a lounge suite. The open plan space leads to the dining area with space for a table and 6 chairs. sliding doors leading to the rear garden.

### Kitchen

Modern style wall and base units with integral double oven, gas hob with extractor fan, double sink with drainer, dishwasher, fridge freezer. Built in shelving. Door leading to the utility room. Rear facing window. Built in pantry cupboard for extra storage.

### Utility Room

Wall and base units with space for washing machine and dryer. Sink with drainer. External door leading to the side of the house.

### First Floor Landing

Doors leading to the bedrooms and bathroom. Front facing window creating lots of light. Built in storage cupboard.

### Master Bedroom

Front facing bay window. Space for a king size bed and drawers. Fitted wardrobes creating lots of storage. Door into the en suite.

### En Suite

Fully tiled en suite with WC, vanity storage bowl sink and walk in double shower cubicle with rain shower. Side facing window.

### Bedroom Two

Space for a double bed, drawers and fitted wardrobes. Door into the en suite. Rear facing window.

### En Suite

WC, pedestal floating sink and walk in tiled double shower cubicle. Rear facing window.

### Bedroom Three

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

### Bedroom Four

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

### Bathroom

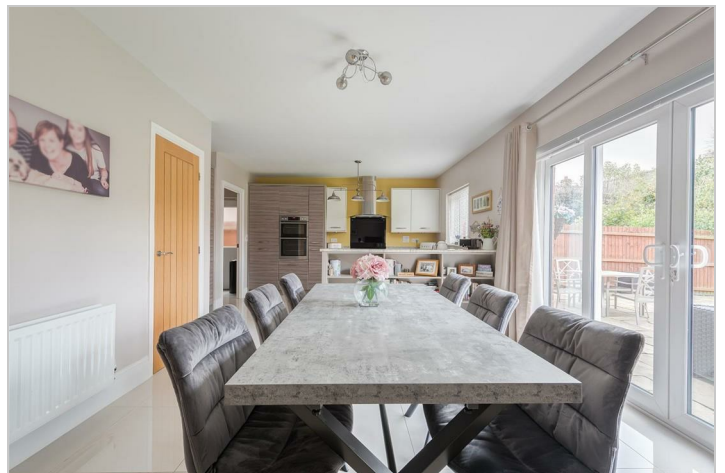
Partially tiled bathroom including WC, floating pedestal sink and bath with tiled wall and shower over. Front facing window.

### Garage

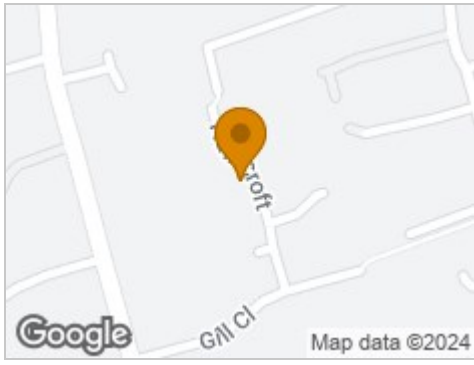
A double garage with power and lighting. Electric door door to the front for car access.

### Exterior

To the front of the house there is a driveway for two cars leading to the double garage. There is a lawn with shrubbery area. To the rear of the property there is a patio area and sizable lawn. Fully fenced for privacy.



## Road Map



## Hybrid Map



## Terrain Map



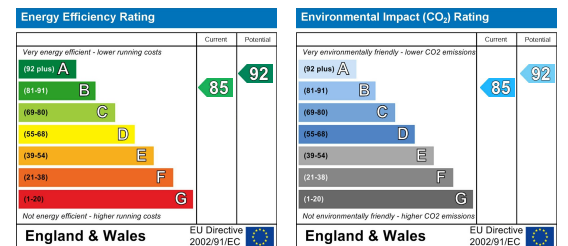
## Floor Plan



## 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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