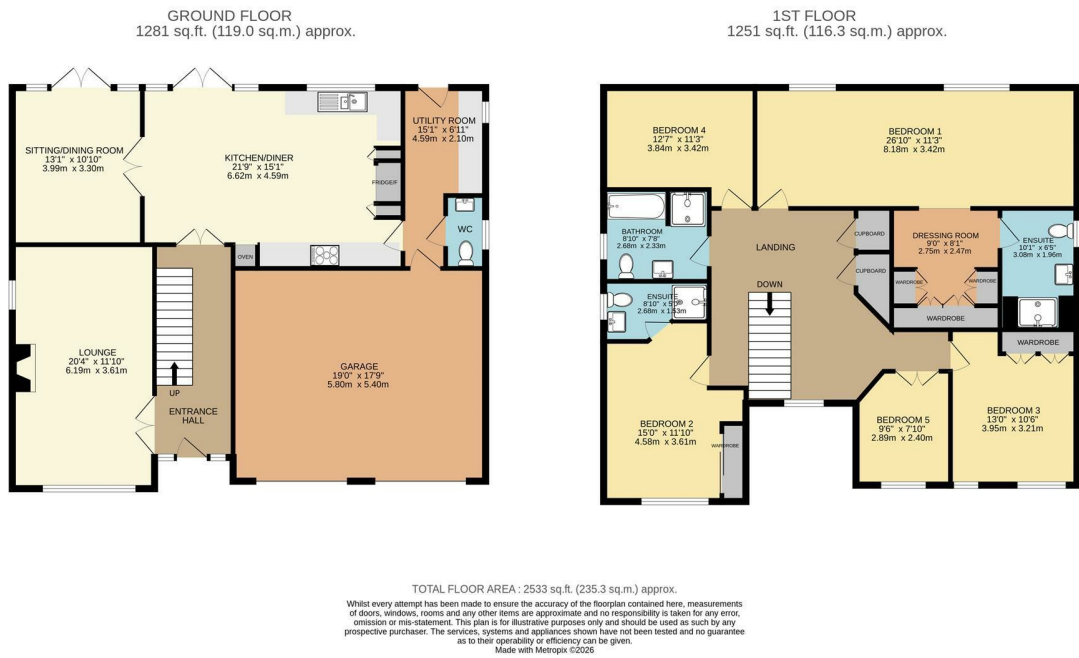




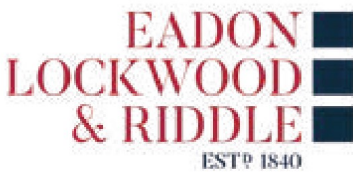
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14, Patterdale Grove, Rotherham, S66 2BD

Offers In The Region Of £695,000

14 Patterdale Grove, Wickersley,  
Rotherham, S66 2BD

**Description**  
A truly impressive five bedroom detached family home, occupying an attractive position within this highly sought-after Wickersley development. Offering spacious and versatile accommodation arranged over two floors, together with an integrated double garage, excellent bedroom accommodation and a superb open-plan kitchen/diner, this exceptional property is perfectly suited to modern family living. Originally designed as a six bedroom property, two of the bedrooms have been cleverly combined to create one exceptionally impressive and spacious master bedroom, offering a fantastic sense of scale and flexibility. Internal viewing is essential to fully appreciate the space, quality and versatility on offer.

The ground floor immediately makes an excellent impression with a welcoming entrance hall leading to a generously proportioned front-facing lounge, featuring a stylish media wall and fireplace, creating a comfortable and inviting principal reception room. There is also an additional sitting room, providing valuable flexibility for families looking for a second reception room, home office or quieter space to relax.

The real heart of the home is the impressive open-plan kitchen and dining area, a superbly proportioned room. The kitchen is fitted with an extensive range of contemporary wall, drawer and base units, contrasting work surfaces and a range of appliances, together with a central cooking area and feature extractor. The dining area provides ample space for a large family dining table, while patio doors provide a seamless connection to the rear garden and allow plenty of natural light into this fabulous living space.

A separate utility room provides additional practical space for laundry and household appliances, while a convenient ground floor W/C completes the accommodation. The property also benefits from an impressive integrated double garage, offering excellent storage and secure parking.

To the first floor are five well-proportioned bedrooms, offering an exceptional level of flexibility for a growing family. The spacious master bedroom is particularly impressive, featuring a dedicated dressing room with fitted wardrobes and a stylish en-suite shower room. Bedroom two also benefits from fitted wardrobes and en-suite facilities, providing an excellent second principal bedroom. The remaining three bedrooms are served by a well-appointed family bathroom, fitted with a bath and separate shower cubicle.

Externally, the property is approached via an attractive landscaped frontage and a generous block-paved driveway, providing ample off-road parking and access to the double garage. The neat and well-maintained rear garden features a good-sized lawn together with a paved patio area, creating a pleasant and practical outdoor space for relaxing and entertaining.

Situated in the highly sought-after area of Wickersley, the property is ideally positioned for the excellent range of local amenities, highly regarded schools, shops, restaurants and recreational facilities the area has to offer. There are also excellent transport links, with convenient access to the M1 and wider motorway network, making this an ideal location for commuters.

Properties offering this combination of space, bedroom accommodation and location are rarely available. This fabulous home really does need to be viewed to be fully appreciated.

Please contact Eadon Lockwood & Riddle today to arrange your viewing.

**Important Information**

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Fabulous five bedroom detached family home
- Highly sought-after Wickersley location
- Generous accommodation extending to approximately 2,500 sq ft
- Spacious lounge with feature media wall and fireplace
- Impressive open-plan kitchen/diner with patio doors
- Five good-sized bedrooms, two with en-suite facilities
- Master bedroom with dressing room and fitted wardrobes
- Integrated double garage, block-paved driveway and attractive rear garden
- Freehold / Council Tax Band G
- This fabulous home really does need to be viewed to be fully appreciated

