



The Woodlands, Bolton-Upon-Dearne Rotherham S63 8FR

welcome to

The Woodlands, Bolton-Upon-Dearne Rotherham

ROOTED IN LUXURY! An exceptional 4 bedroom semi-det home set within a prestigious gated development. Beautifully finished throughout with 2 en-suites, stunning family spaces, EV charging, driveway & a beautiful rear garden. This really is the epitome of family living - CALL NOW!



Agents Note

The vendors have notified us that a site fee applies to the gates and related expenses. However, the vendor has not made any payments yet, as the fee has not come into effect as of yet.

Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Ground Floor Entrance Hall

A welcoming entrance hall featuring a composite door to the front, a central heating radiator and a staircase rising to the first floor, creating an inviting first impression of the home.

Lounge

A stunning and spacious lounge featuring a front facing double glazed bay window that floods the room with natural light, complemented by a central heating radiator, creating a warm and inviting living space.

Kitchen / Diner

Undoubtedly the heart of the home, this modern and bright kitchen diner is fitted with a stylish range of wall and base units complemented by a central island. Integrated appliances include a hob, double oven, extractor hood, dishwasher, washing machine and fridge/freezer. Rear facing bi-fold doors provide an abundance of natural light and seamless access to the garden, while a central heating radiator, spotlights and useful understairs storage complete this superb family living and entertaining space.

Downstairs W.C

Fitted with a hand wash basin and WC, this convenient ground floor cloakroom also benefits from a central heating radiator and houses the combi boiler.

First Floor Landing

Providing access to the first & second floor accommodation, the landing benefits from a useful built-in storage cupboard and a central heating radiator.

Bedroom Two

A generously sized second bedroom featuring a front facing double glazed window and a central heating radiator, with the added benefit of direct access to the en suite shower room.

En Suite

Fitted with a shower cubicle and a vanity unit housing the hand wash basin and WC. Benefiting from a front facing double glazed window and a heated towel rail, providing both practicality and comfort.

Bedroom Three

A good sized third bedroom featuring a rear facing double glazed window and a central heating radiator, offering a comfortable and versatile space suitable for a variety of needs.

Bedroom Four

Currently utilised as a dressing room, this versatile space is fitted with a range of wardrobes and a dressing table. Benefiting from a rear facing double glazed window and a central heating radiator, it could also be adapted to suit a variety of uses.

Second Floor Master Bedroom

A beautiful and spacious master suite featuring a rear facing double glazed window and a central heating radiator, creating a bright and relaxing retreat with ample space for bedroom furnishings.

En Suite

Boasting the luxury of underfloor heating, this stylish en suite is fitted with a shower cubicle and a vanity unit housing the hand wash basin and WC. Complete

with a heated towel rail and extractor fan, it offers a contemporary and comfortable space for everyday use.

Outside

To the front of the property is a driveway providing off-road parking for two vehicles, offering both convenience and practicality.

To the rear is a well maintained lawned garden with a patio area, creating the perfect space for outdoor dining and entertaining. Further benefits include a useful garden shed providing outdoor storage, hot and cold external taps, and an electric point for added convenience.



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welcome to

The Woodlands, Bolton-Upon-Dearne Rotherham

- Spacious 4 bedroom semi-detached. EPC B. Council Tax C
- Prestigious gated residential estate. Excellently placed for local amenities, schools, shops & transport links
- Absolutely stunning throughout. Meticulously finished from top to bottom
- Downstairs W.C, 2 en-suites bedrooms, family bathroom
- Driveway with EV charging point

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB120450 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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