

4 Bedroom(s), Detached House, Freehold

Stonehaven, Back Lane, Rotherham.



- 3D Virtual Tour Available
- Four Bedrooms En Suite to Master
- Three Reception Rooms
- Ground Floor W/C
- Driveway Allowing for Off Road Parking

- Spacious Detached Home in an Idyllic Location
- Family Bathroom
- Kitchen Diner and Utility Room
- Generous Integral Barn/Garage
- Beautiful Front And Rear Gardens

£595,000
For Sale

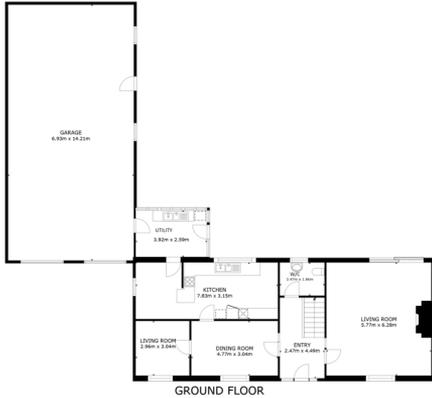
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... The house is a handsome stone built property with plenty of space for a family to live and grow together, it is well served from M18 and M1 motorways which are only few miles away but the village location is quiet and a lovely place to live, with surrounding fields and few other houses.

Ground Floor

Floor Plan



GROUND FLOOR
GROSS INTERNAL AREA
 GROUND FLOOR 14.2 m² FLOOR 1 102.2 m²
 EXCLUDED AREA: GARAGE 60.4 m²
 TOTAL : 176.8 m²
NOTES: ALL CONVEYANCING AND REPRESENTATIONS, ACTUAL MEASUREMENTS



Open Plan Kitchen Dining Room



Lounge



Dining Room



Snug



Utility Room



Master Bedroom With En Suite



Ground Floor W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR 114.2 m² FLOOR 1 102.2 m²
ENCLOSURE AREA: GARAGE 66.4 m²
TOTAL: 282.8 m²
SIZES AND CONSTRUCTIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Bedroom



Bedroom



Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - F

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - Early 2000s



Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 