



1 FAIRLEIGH DRIVE ROTHERHAM, S60 2AX

£350,000
FREEHOLD

GUIDE PRICE £350,000 - £375,000

This property is simply stunning. It has been beautifully maintained and decorated by the current owners. It is perfect for a family and is situated on this popular road. The property is convenient for local amenities to include schools, shops, Rotherham Hospital and public transport facilities. The property is also convenient for the motorway network. Briefly comprising of spacious entrance hall with stairs rising to the first floor accommodation, downstairs cloakroom, lounge and separate dining room with double doors which open out giving that light and airy look. Conservatory overlooking the rear garden and patio area. The superb kitchen has a comprehensive range of wall and base units and complimentary work surfaces over. There are some integrated appliances included in the sale. There is a separate utility room with door leading into the garage. To the first floor are three good sized bedrooms and the master bedroom having en suite facilities. The luxury family bathroom has a shower cubicle, vanity wash hand basin, low flush WC and mood lighting. To the front of the property is a block paved driveway leading to the garage with electric door, EV charger, hot and cold water supply and power and light. The property has Oak doors throughout, alarm system and security cameras. This property must be viewed to appreciate the beautiful accommodation on offer. BOOK A VIEWING NOW - DO NOT MISS OUT

Kendra
Jacob

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1 FAIRLEIGH DRIVE

• Guide Price £350,000 - £375,000 • Superb

Property • Garage With EV Charger And Hot And Cold Water Supply • Oak Doors Throughout • Stunning Kitchen With Some Integrated Appliances • Alarm System And Security Cameras • Superb Bathroom And En Suite • Downstairs Cloakroom • Two Reception Rooms • **BOOK A VIEWING NOW - DO NOT MISS OUT**



Entrance Hall

A front door leads into the spacious entrance hall having stairs rising to the first floor accommodation, coving and central heating radiator.

Downstairs Cloakroom

With vanity wash hand basin, close coupled WC, automatic light, extractor and partly tiled.

Lounge

With coving to the ceiling, dado rail, bay window overlooking the front and having fire surround with electric fire inset. Amtico flooring.

Dining Room

With dado rail, coving to the ceiling, Amtico flooring, central heating radiator and double doors opening into the lounge area. Doors lead into the conservatory.

Conservatory

With tiled floor and patio doors opening onto the rear garden and patio area.

Kitchen

A stunning kitchen with a range of chalk wall and base units with complimentary work surfaces. There are built in appliances to include Bosch Double oven, Bosch microwave, induction hob and extractor over, fridge freezer and dish washer. One and a half bowl sink unit. Partly tiled. Amtico flooring and window overlooking the rear. There are two vertical radiators. A door opens onto the rear garden.

Utility Room

With plumbing for automatic washing machine, window overlooking the rear, sink unit, coving to the ceiling, central heating radiator and door leading into the garage.

First Floor Landing

With coving to the ceiling, access to the loft space, central heating radiator and coving to the ceiling. Storage cupboard.

Bedroom One

With window overlooking the front, coving and central heating radiator.

En Suite

With shower cubicle, vanity wash hand basin and close coupled WC. Spot lights to the ceiling, tiled walls, heated towel rail, extractor fan, mirror and windows to the side.

Bedroom Two

With two storage cupboards, central heating radiator and window overlooking the rear.

Bedroom Three

With window overlooking the rear, coving and central heating radiator.

Family Bathroom

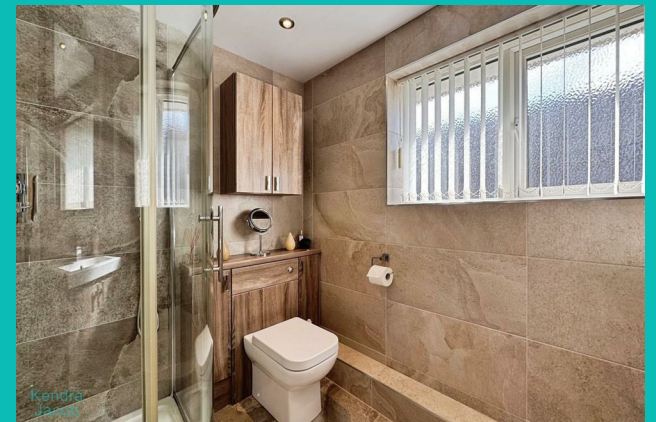
Superb family bathroom having a bath, shower cubicle, vanity wash hand basin and low flush WC. Spot lights to the ceiling, mood lighting and heated towel rail. Extractor fan. Window overlooking the rear.

Outside

The property stands on a good sized plot having a block

paved driveway providing off road parking. To the rear of the property is all blocked paved, having outside tap, alarm system and security cameras. The driveway leads to the garage with electric door and has a EV charger. There is also hot and cold water to the garage. The boiler is located in the loft space of the garage.

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ADDITIONAL INFORMATION

Local Authority – Rotherham Borough Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1792.40 sq ft

Tenure – Freehold



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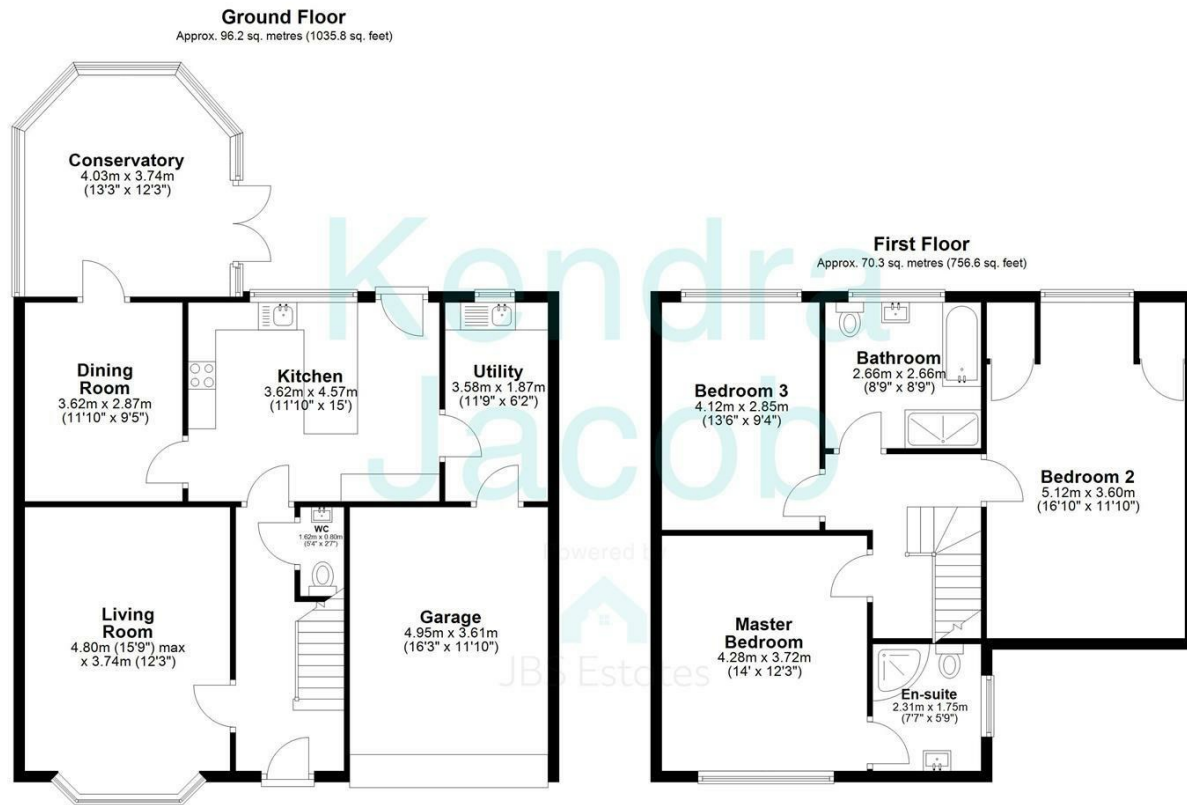
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Total area: approx. 166.5 sq. metres (1792.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra
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