

FOR SALE



Paddock Drive, Woodlaithes
Guide Price £370,000


MARTIN&CO



Paddock Drive, Woodlathes

4 Bedrooms, 2 Bathroom

Guide Price £370,000

- Detached
- Four bedrooms
- Double garage
- Dining room
- Conservatory

GUIDE PRICE £370,000 - £380,000. Tucked away at the end of a quiet cul-de-sac in the well-regarded Woodlathes Village development, Paddock Drive enjoys an attractive corner plot with open green space to the side and the added benefit of a detached double garage. With just one neighbouring property sharing this private stretch, the house offers a welcome sense of space and seclusion that can be hard to come by on modern developments. The area itself is highly sought-after with families thanks to its established community feel, good local amenities and straightforward access to schools, shops and commuter routes.

Inside, the property is well laid out for everyday living and family needs. The entrance hall sets the tone with a spindled staircase rising to the first floor and a downstairs WC tucked neatly to the side. The main living room is a generous size, with a traditional-style fire surround offering a natural focal point. From here, double doors open into the dining room, allowing the two rooms to be used separately or together, depending on how the space is needed. The dining room in turn connects directly to the conservatory, which adds extra flexibility-perfect as an additional seating area, a play space or even a more informal dining spot overlooking the rear garden. The kitchen sits at the back of the house and is fitted



with a range of oak-effect wall and base units, providing a functional layout with space for a dining table in the centre. A separate utility room is a practical addition, offering space for laundry appliances and keeping the kitchen clutter-free.

Upstairs, the first floor landing leads to four well-proportioned bedrooms. Two of the bedrooms come with fitted wardrobes, making storage much more straightforward, while the main bedroom benefits from an en suite shower room. The family bathroom serves the remaining bedrooms and is laid out in a simple, clean style.

The outside space really works well for family life. To the front, a generous driveway offers plenty of off-street parking in addition to the detached double garage. There's a lawned front garden and a further block-paved area which could be used for extra parking or additional outdoor seating. The rear garden is private, mainly laid to lawn with a paved patio area that catches the sun and makes a decent spot for outdoor dining or summer barbecues.

The location is a big draw. Woodlathes is a popular

part of Rotherham, known for its family-friendly layout and ease of access to everyday essentials. There's a Morrisons supermarket, with other options like Aldi and Tesco Extra in nearby Bramley and Wickersley. The development itself includes local shops and eateries, and the much-loved Wickersley School and Sports College is within easy reach and well regarded in the area. For those needing to commute, the M18 and M1 motorways are both within a short drive, providing direct routes into Sheffield, Doncaster and beyond. Rotherham Central station offers rail links to Leeds, Sheffield and Manchester for those travelling by train. This is a house that offers a practical layout, outdoor space and a convenient location-all key elements for family buyers. The peaceful position at the end of the cul-de-sac, siding onto green space, is a rare feature and something that sets this property apart on the development.

ENTRANCE HALL Having a spindled staircase rising to the first floor landing, front facing window and front



facing entrance door.

CLOAKROOM With a white two piece suite which comprises of a low flush w.c, vanity wash hand basin, tiled splash backs and front facing window.

LOUNGE With coving to the ceiling and dado rail to half height. The focal point of the room is the feature fire surround which houses the electric fire, double doors open into the dining room and front facing window.

DINING ROOM With coving to the ceiling, dado rail to half height and rear facing patio doors to the conservatory.

CONSERVATORY With side and rear facing windows, side facing doors open onto the garden and laminate flooring.

DINING KITCHEN Having a range of fitted wall and

base units in oak effect, wall units include extractor hood and downlights to the ceiling. Base units are set beneath worktops which include a one and a half bowl sink, hob, eye level double oven, space for fridge freezer, tiled splash backs, laminate flooring, store cupboard, side and rear facing windows.

UTILITY ROOM With worktop and set beneath is plumbing for washing machine, dishwasher, wall mounted central heating boiler, laminate flooring and side facing entrance door.

LANDING With spindled balustrade, loft access and cupboard.

BEDROOM ONE With fitted wardrobes to one wall and front facing window.

ENSUITE With a white three piece suite which comprises of vanity wash hand basin, w.c, walk in shower cubicle, tiled walls, and front facing window.

BEDROOM TWO Having fitted wardrobes to one wall and rear facing window.

BEDROOM THREE Having a rear facing window.

BEDROOM FOUR Having laminate flooring and rear facing window.

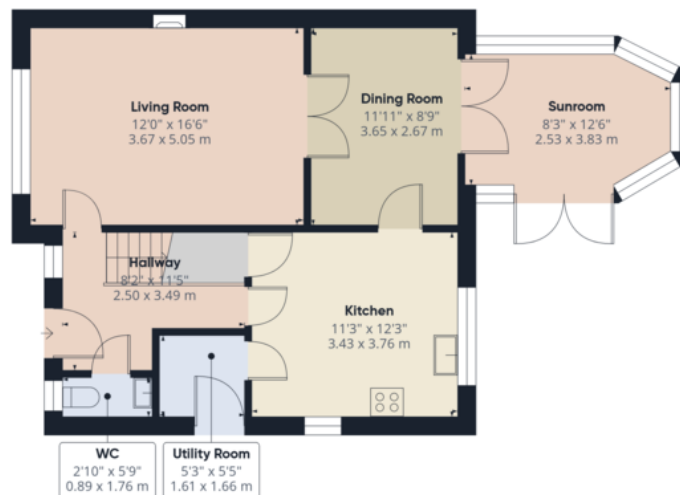
BATHROOM Having a white three piece suite which comprises of a vanity wash hand basin, w.c, bath, tiled walls and side facing window.

OUTSIDE The drive leads to parking in front of the double garage, further block paved area to the side providing further parking or seating area and lawn. Side access to the rear garden where there is a generous size lawn and paved patio.

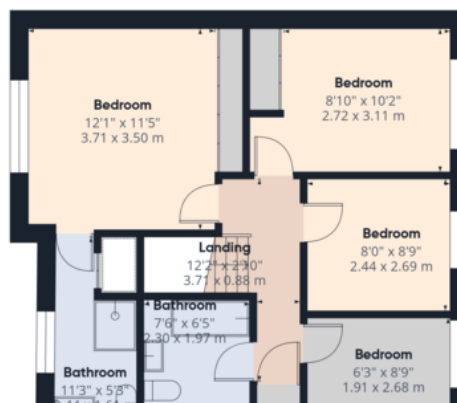


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Ground Floor



Approximate total area⁽¹⁾
1223 ft²
113.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>

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