

Churchills

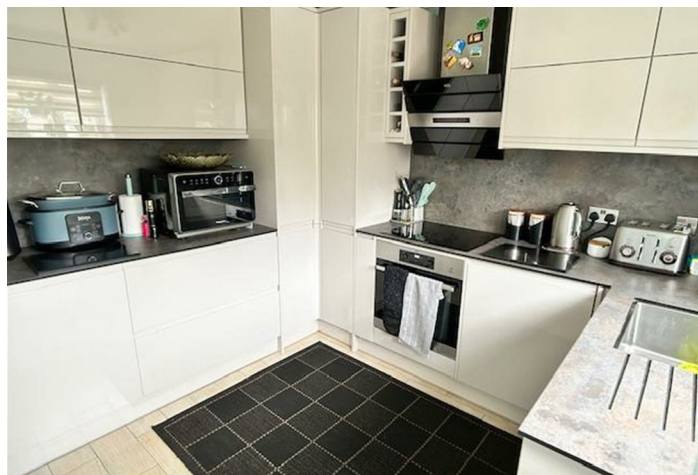


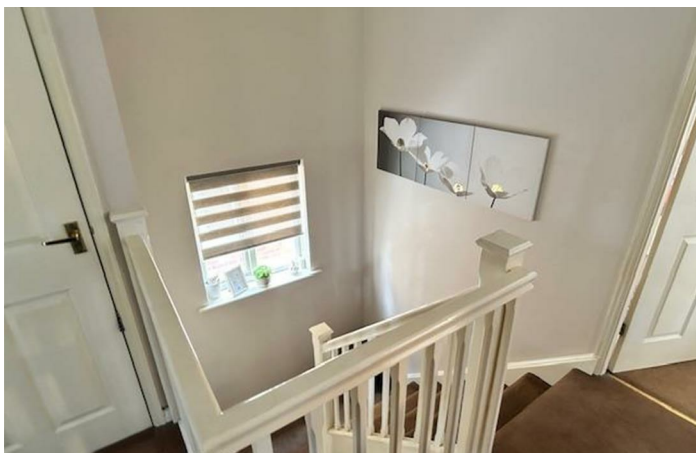
Dunford Court

Wath-Upon-Deerne, Rotherham S63 7BT

- THREE BEDROOM
- EN SUITE BATHROOM
- CONSERVATORY
- OFF STREET PARKING
- EPC RATING TBC
- DETACHED HOUSE
- DINING ROOM
- SOLAR PANELS FRONT AND BACK
- INTEGRATED GARAGE

Offers In The Region Of £235,000 Freehold





Nestled in the charming area of Dunford Court, Wath-Upon-Deerne, Rotherham, this delightful detached house offers a perfect blend of comfort and style. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-designed layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere for family gatherings or quiet evenings at home. The property also has solar panels on both the front and rear roof which enables fuel bills to be kept low.

The house boasts three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The two bathrooms are thoughtfully appointed, providing convenience for both family members and guests alike.

Set in a tranquil neighbourhood, this home is ideal for those seeking a serene lifestyle while still being within easy reach of local amenities and transport links. The surrounding area offers a variety of parks and recreational spaces, perfect for outdoor activities and leisurely strolls. Do not miss the chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE LOBBY

uPVC double glazed window to side elevation. Laminate wood effect flooring.

LOUNGE

14'0" * 11'11"

uPVC double glazed window to front elevation. Surround housing a modern electric flame effect fire with marble back and hearth. Laminate wood effect flooring. Single panelled central heating radiator. TV aerial socket.

INNER LOBBY

Stairs to first floor landing. Double panelled central heating radiator. Laminate tile effect flooring.

WC

uPVC double glazed window to rear elevation. Laminate tile effect flooring. Suite in white comprising of low flush WC and hand wash pedestal basin. Single panelled central heating radiator.

DINING ROOM

8'2" * 8'11"

uPVC double glazed French doors to rear elevation leading into conservatory. Laminate wood effect flooring. Single panelled central heating radiator. Storage cupboard off.

CONSERVATORY

12'5" * 8'6"

uPVC double glazed windows to three elevations. Laminate wood effect flooring. Wall mounted gas heater. uPVC double glazed French doors to side elevation.

KITCHEN

9'10" * 8'6"

uPVC double glazed window to rear elevation. Range of wall and base units with square edged Zen Calderia work surfaces. Built in cooking facilities comprising electric oven and induction hob with chimney type extractor over. Integrated appliances include fridge and washing machine. Stainless steel Belfast style sink unit with mixer tap. Double panelled central heating radiator. uPVC double glazed and panelled doorway to rear elevation.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from inner lobby with handrail, spindles and newel posts. Loft access point. Storage cupboard off.

BEDROOM ONE

12'0" * 9'7"

uPVC double glazed window to front elevation. Range of fitted wardrobes to one wall. Single panelled central heating radiator.

EN SUITE

uPVC double glazed window to side elevation. Suite in white comprising low flush WC, hand wash pedestal basin and separate shower cubicle with electric shower. Single panelled central heating radiator. Extractor fan.

BEDROOM TWO

11'3" * 8'10"

uPVC double glazed window to rear elevation. single panelled central heating radiator. Range of fitted wardrobes to one wall.

BEDROOM THREE

9'9" * 8'7"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Storage cupboard and drawers to one alcove.

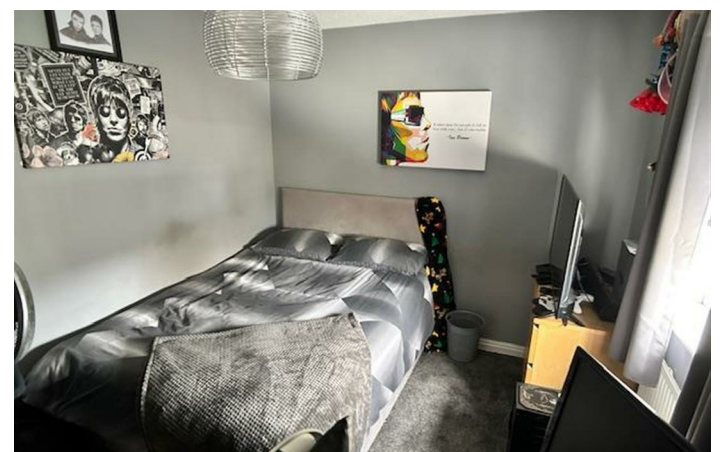
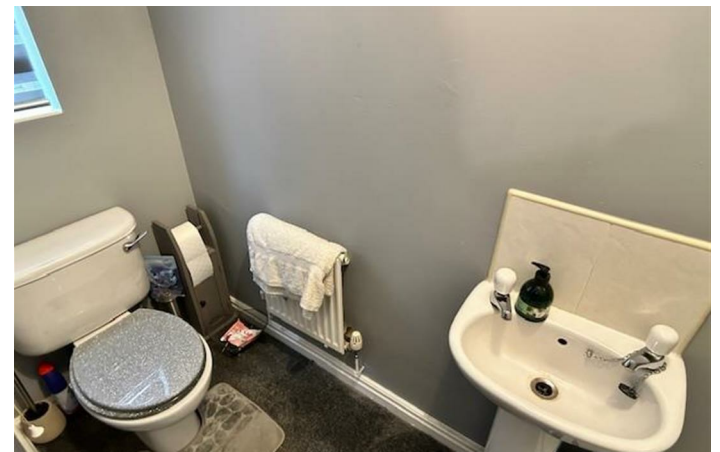
BATHROOM

6'8" * 5'10"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with direct feed shower over, hand wash WC and low flush WC. Fully tiled to all walls and floor. uPVC cladding to ceiling. Heated towel rail. LED downlights to ceiling.

GARAGE

integrated with up and over door. Light and power supplied. Wall mounted boiler.



OUTSIDE AND GARDENS

To the front are several driveways for off road parking for up to four cars leading to integrated garage. To the rear is an enclosed fenced garden with artificial grass and patio area.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

ELECTRICITY AND HEATING SUPPLIER

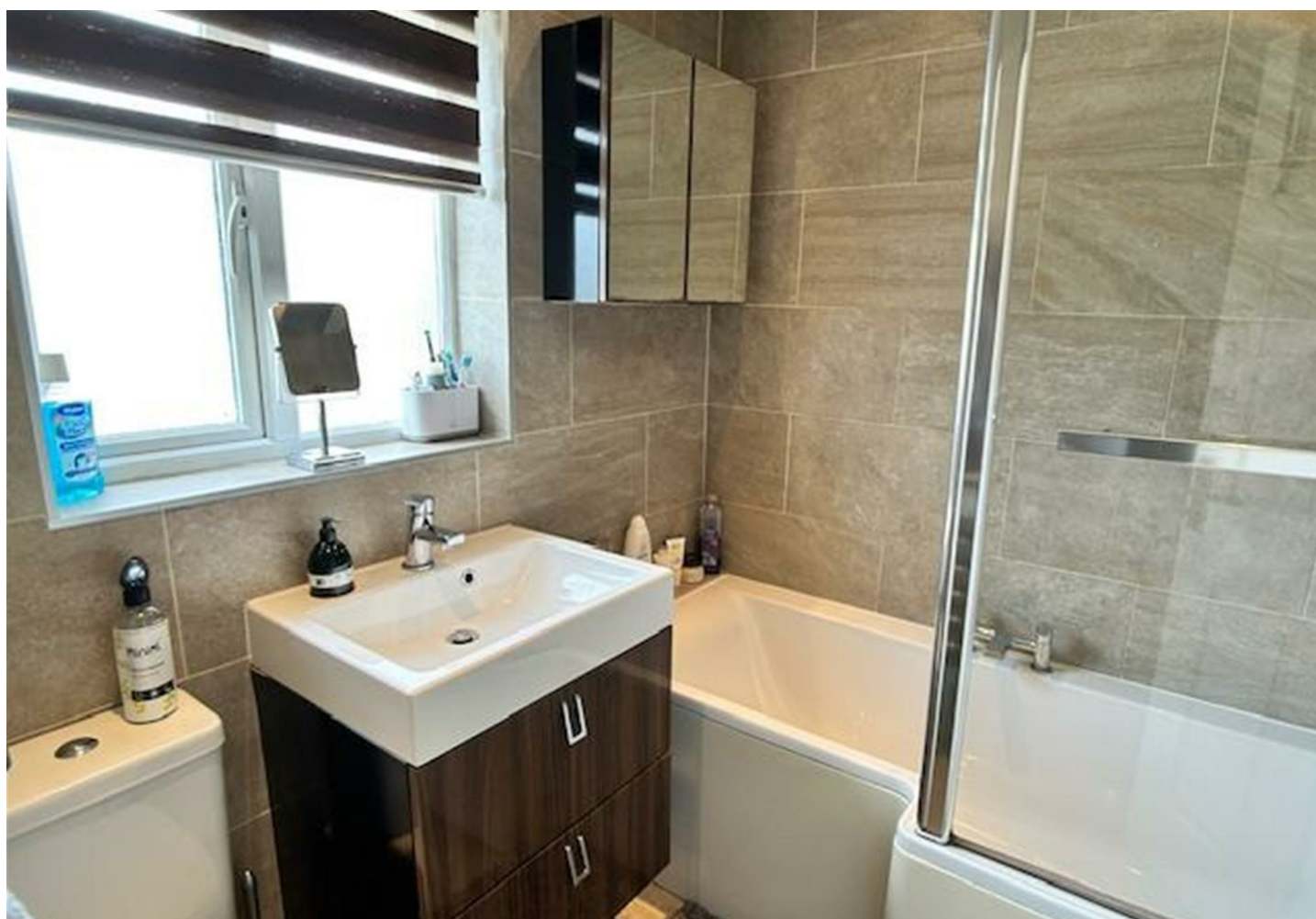
Electricity is supplied by Mains Supplier
Heating is gas and supplied by Supplier

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available.





Local Authority Rotherham
Council Tax Band D
EPC Rating



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