

HUNTERS®

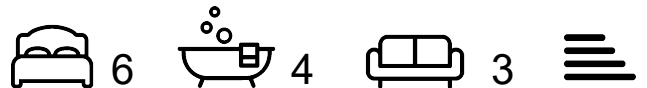
HERE TO GET *you* THERE



Church Street

Wath Upon Dearne, S63 7RF

Offers In The Region Of £375,000



- 6 BEDROOM DETACHED HOME
- DETACHED GARAGE
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING TBC
- CHARACTER BUILDING
- PRIVATE REAR GARDEN
- ORIGINAL FEATURES MIXED WITH MODERN FITTINGS
- DG / GCH

Tel: 01709 894440

Church Street

Wath Upon Dearne, S63 7RF

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TAKE A LOOK AROUND THIS SPECTACULAR 6 BEDROOM DETACHED PROPERTY SITUATED WITHIN WATH UPON DEARNE AND HOSTING SOME CAPTIVATING PANORAMIC VIEWS OF THE BEAUTIFUL WATH ALL SAINTS CHURCH. Boasting three floors of space, light and character with secure off road parking, well maintained garden and four bathrooms. Close to local amenities, good public transport links to Rotherham, Barnsley and Doncaster, surrounded by reputable schools and within easy reach of the A1 and M1, with beautiful views over the local church making this an ideal spot. Property briefly comprises of kitchen, dining room, living room, downstairs Wc, six generous sized bathrooms with and extra three bathrooms. Viewings are a must!

Kitchen

15'03" x 15'02" (4.65m" x 4.62m")

The hub of the home, this spacious and modern family kitchen has an array of wall and base units fitted adding storage, wooden work surface over with stainless steel sink and drainer and stainless-steel mixer tap. space and plumbing for washing machine, windows to the front, side and rear elevation with barn style rear entrance door and original wooden beams to ceiling showing off the character of this home. Tiled flooring with further door leading into the handy laundry room., and further door leading to hallway.

Hallway

Stairs rising to first floor with doors leading to kitchen, lounge and opening to diner

Dining Room

17'09" x 7'04" (5.41m" x 2.24m")

Beautifully designed family diner. Perfect place to sit and enjoy a family meal whilst looking out into the family garden. Benefiting of tiled flooring, wall mounted radiators with windows to the rear and double doors opening into the garden, further doors leading to downstairs WC and one opening into the living space.

WC

6'11" x 3'09" (2.11m" x 1.14m")

A handy addition to any busy household, comprising WC, wall mounted hand basin and wall mounted radiator, with frosted window to the rear.

Living Room

25'10" x 20'09" (7.87m" x 6.32m")

A lush and airy living space with two windows to the front elevation, a window to the side elevation and French style doors leading out to the garden filling this room with natural light. Benefiting of beautiful wooden flooring with large, beautiful statement piece brick-built fireplace with log burner giving this room not only a focal point but a cosy feel, whilst also having original ceiling beams adding more character, wall mounted radiators, aerial point with hidden door then leading to cellar.

Landing

From the landing doors lead to master bedroom, bathroom and second bedroom with windows to the front and rear with staircase rising to the second floor.

Master Bedroom

22'02" x 15'04" (6.76m" x 4.67m")

A generously sized master bedroom suite with plenty of room to add storage, wooden flooring, wall mounted radiator, windows overlooking the rear with a beautiful wooden built window seat in place, aerial point and doorway leading to the private en-suite.

Ensuite

8'06" x 5'09" (2.59m" x 1.75m")

A beautifully presented fully tiled shower room in serene tones. Comprises of walk in shower unit, white ceramic sink, low flush WC and frosted window. Extra bonuses of chrome towel rail.

Bedroom Two

15'07" x 15'00" (4.75m" x 4.57m")

A spacious and beautifully presented second bedroom with windows to the front, side and rear filling this room with natural light, again a wooden built window seat allows you to have down time and look over the rear, original high wooden beams to ceiling with wooden flooring, wall mounted radiators and aerial point in place.

Bathroom

12'03" x 5'11" (3.73m" x 1.80m")

Step inside this elegant family bathroom, comprising of free-standing roll top bath, pedestal sink, WC and shower cubicle. Tiles from floor to ceiling for easy clean with wall mounted radiator and uPVC window to the front exterior.

Landing

The spacious layout continues, with neutral décor, wall mounted radiator, uPVC window to the front elevation and doors leading to bedroom three, four, five, six and family shower room. Handy storage cupboard located to the side.

Bedroom Three

13'11" x 9'00" (4.24m" x 2.74m")

A further double bedroom filled with natural sources of light through two Velux window to the rear. Carpet flooring with wall mounted radiator and plenty of space to use as you wish with built in storage to the eves.

Bedroom Four

15'02" x 8'03" (4.62m" x 2.51m")

A generous sized double bedroom stylishly decorated with plenty of space for extra bedroom furniture, velux window to the rear elevation and wall mounted radiator.

Bedroom Five

11'09" x 9'00" (3.58m" x 2.74m")

A further double bedroom again with carpet flooring, wall mounted radiator and two velux windows overlooking the rear garden.

Bedroom Six

11'11" x 7'00" (3.63m" x 2.13m")

A good sized single bedroom, comprising modern décor, wall mounted radiator, telephone point and side facing uPVC window.

Shower Room

9'04" x 6'01" (2.84m" x 1.85m")

This sleek and modern shower room services the upper floor mainly tiled walls for easy clean with a splash of colour, comprising of shower cubicle, low flush WC and wash hand basin, with Velux window to the front elevation and heated towel rail.

Garage

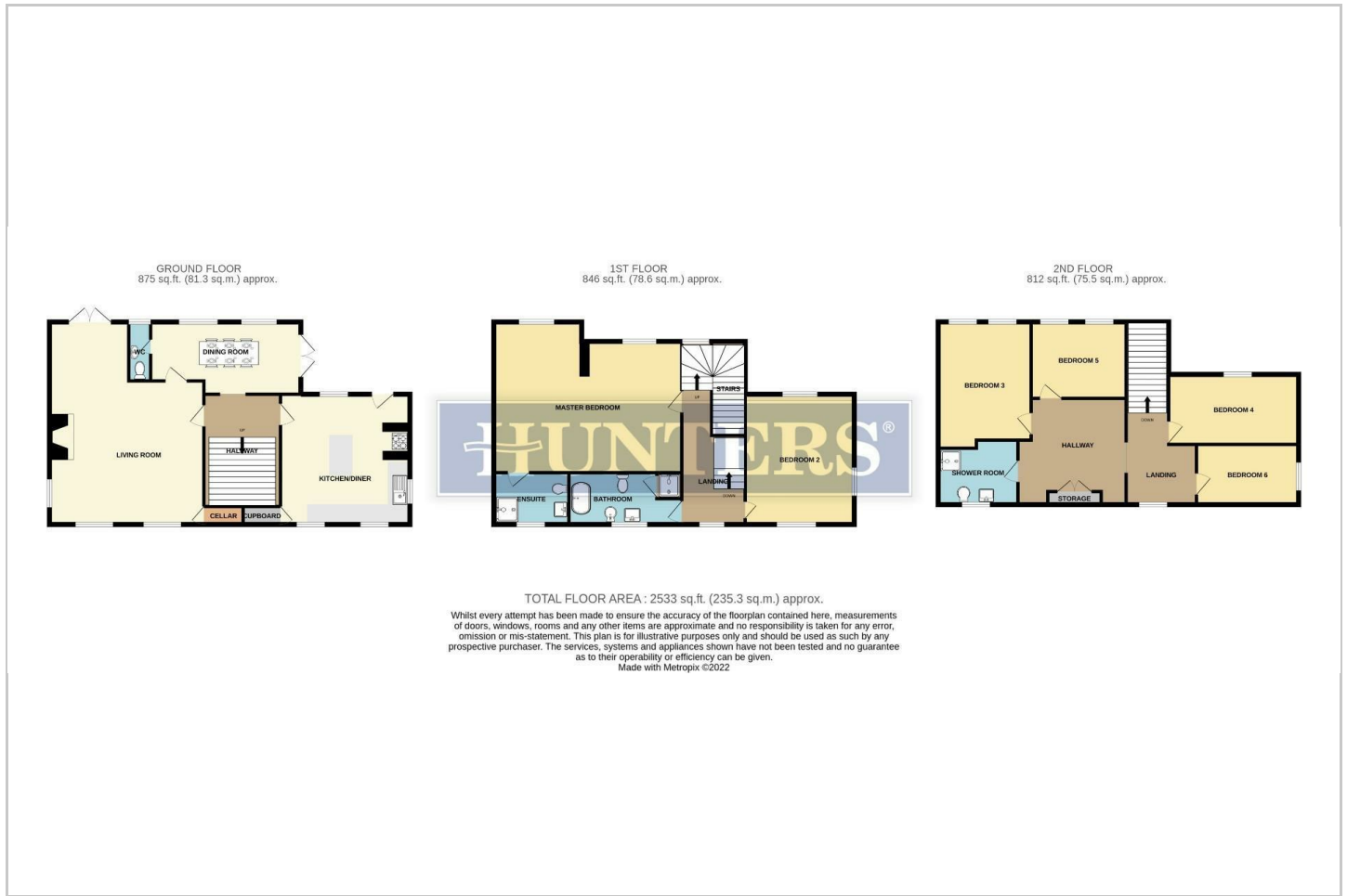
Added extra off-road parking for you or your guests with up and over door, with power and lighting as well as providing that extra storage space we all crave

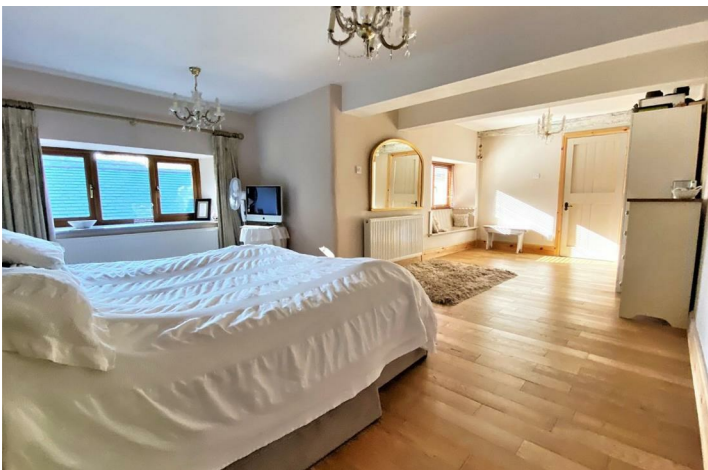
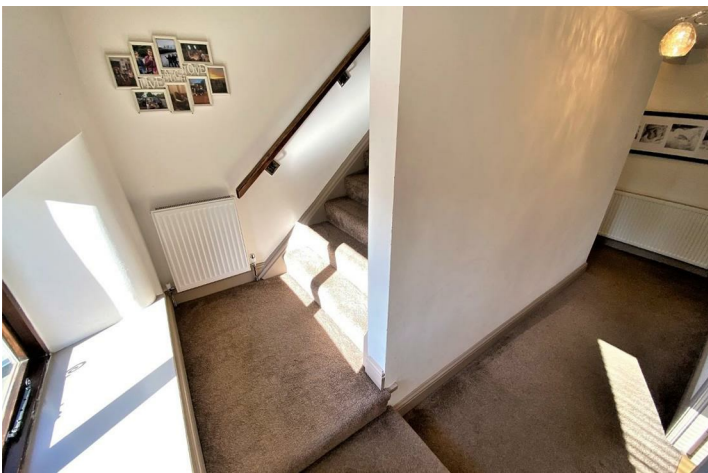
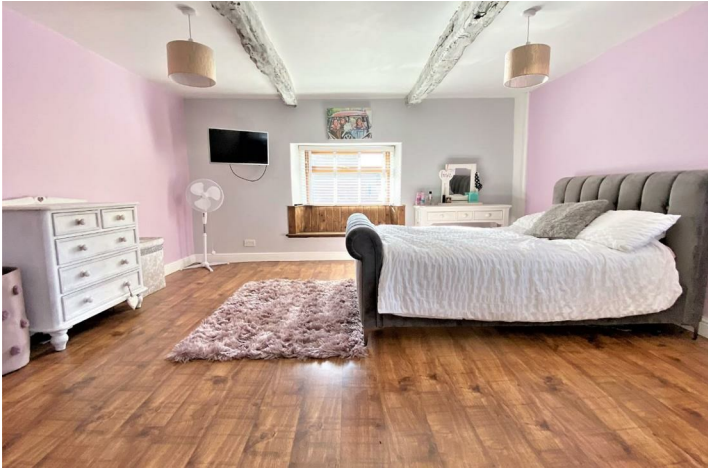
Exterior

To the front of the property are wooden built high and secure decorative gates giving access to the drive and entrance to the home as well as the detached garage.

To the rear is a private garden space, partly paved ideal for seating in the summer months is artificial grass in place low maintenance for you and great space for the kids to play with multiple access points into the home from the rear.

Floorplan







Energy Efficiency Graph

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

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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