



HUNTERS[®]
HERE TO GET *you* THERE

3 Quarry Hill Court, Wath-Upon-Dearne, Rotherham, S63
7SE

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Guide Price £430,000 to £440,000

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HUNTERS ARE EXCITED TO BRING TO THE MARKET THIS SPACIOUS AND MODERN 5 BEDROOM DETACHED HOME LOCATED ON A PRIVATE CUL-DE-SAC WITHIN THE SOUGHT AFTER VILLAGE OF WATH UPON DEARNE. Boasting a driveway and double garage, enclosed rear garden, modern fixture and fittings with generous dimensions throughout. Close to all local amenities with Wath village only a short walk away offering supermarkets, local business and public houses, surrounded by reputable schools with good transport links via road or rail to Rotherham, Doncaster, Barnsley and Sheffield while also being within easy reach of the A1 and M1 making this an ideal spot for any family. Property briefly comprises living room, diner, WC, kitchen, utility room, four double bedrooms one single or study with master bedroom having ensuite and a further family bathroom. CALL NOW TO VIEW!!

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GROUND FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



1ST FLOOR
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 1967 sq.ft. (182.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
		76	84
England & Wales		EU Directive 2002/91/EC	

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

Entrance Hall

17'11" x 7'05"

Via a uPVC entrance door this opens into the vast and beautifully presented entrance hall, having wooden flooring, stairs rising to first floor, wall mounted radiator and doors leading to living room, dining room, kitchen, garage and down stairs WC.

Living Room

12'07" x 16'05"

Step inside the light and airy living space, whilst being an extensive living space to relax and enjoy the room also gives a cosy feel, having a bay style uPVC window to the front filling the room with natural light, wall mounted radiator, aerial point and double doors open into the dining room.

Dining Room

12'08" x 11'04"

Space to entertain family and friends this room really does bring the outdoors in having uPVC French doors to the rear as well as the double doors opening to the living space really giving the open plan feel, having neutral décor, wooden flooring, wall mounted radiator and further door leading back to entrance hall.

WC

5'09" x 4'03"

Fantastic addition to any busy house hold this room comprises of neutral décor, low flush WC and designer sink with under storage, splash back tiles and wall mounted radiator finish the room.

Kitchen

13'03" x 10'10"

The stunning kitchen is the real hub of the home, it is filled with natural light from the beautiful uPVC feature window facing the private rear garden and really does give this room a focal point, the kitchen comprises of an array of wall and base units providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated gas hob with electric oven and built in microwave, integrated fridge freezer as well as dishwasher, splash back tiles to walls with remaining decorated in neutral tones, wall mounted radiator with door leading to the utility.

Utility

10'10" x 5'09"

The utility is a spacious hidden gem, ideal for hiding that washing away, having matching units and work surface to kitchen, a further stainless steel, sink and matching tap in place, plumbing and space for washing machine as well as dryer, splash back tiles to walls with uPVC window as well as door to side and rear, wall mounted radiator

and further internal door opening to a roomy and handy extra storage cupboard.

Landing

The vast landing is filled with light from a large uPVC window to the front and makes the decorative staircase a feature, with wall mounted radiator, access to loft hatch and doors leading to all bedrooms and family bathroom.

Master Bedroom

12'08" x 19'00"

The generously sized master bedroom is beautifully presented and provides ample room to add storage/furniture if needed, having a large bay style uPVC window to the front giving the feel of more space and giving more light to the room. with wall mounted radiator and door leading to the ensuite.

Ensuite

5'04" x 5'00"

This modern ensuite gives a place to relax after a long day, having low flush WC, designer sink with under storage and single shower unit, having splash back decorative tiles to walls adding colour and rest neutrally decorated, with heated towel rail and uPVC frosted window to side elevation.

Bedroom Two

12'09" x 11'04"

This further spacious double bedroom is decorated in neutral tones with aerial point in place, wall mounted radiator and uPVC window to the rear.

Bedroom Three

12'06" x 8'01"

Bedroom three is another double room with plenty of space to add storage/furniture, with aerial point in place, wall mounted radiator and uPVC window to the rear.

Bedroom Four

11'04" x 9'02"

The final double is an ideal guest bedroom or games room for the family, neutrally decorated with wall mounted radiator and uPVC window to the front.

Bedroom Five / Study

8'00" x 6'09"

The ideal space for a home office and is currently used this way, decorated in cool tones with wall mounted radiator and uPVC window to the rear.

Family Bathroom

9'01" x 6'08"

This impressive family bathroom is the perfect spot to relax and unwind, decorated in a monochrome theme with part tiled and part painted walls, comprising of a four piece suite with low flush WC, designer sink with under storage, bath and double shower unit , heated towel rail and uPVC frosted window to the side elevation finish this room.

Exterior

The property is situated on a private street and is set back from the main road giving plenty of kerb appeal as you drive up, a well-maintained paved driveway welcomes you and has ample room for up to 4 cars, with a sweeping lawn area giving a splash of colour, while also having established trees and plants to the boarders adding further beauty, to the end of the driveway access can be gained to the double garage and front entrance door.

Double Garage

The double garage can be accessed via an electric roll door to the front, this space gives further secure off road parking as well as storage if needed having power and lighting.

Energy Efficiency Rating

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Very energy efficient - lower running costs		
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(81-91) B		84
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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 of 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 of the property is underpinned by the fact that there may be disconnection charges for 2002/91/EC off/disconnected or drained services or appliances. All measurements are

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approximate. 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.









