

HUNTERS[®]

HERE TO GET *you* THERE



Red Kite Avenue

Wath-upon-Dearne, S63 7FF

Offers In The Region Of £375,000



5



4



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Council Tax: E



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Entrance Hall

Stepping through a dark composite front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming entrance hall providing plenty of room to take of those winter muddy shoes as well as a handy large storage cupboard. Stylish décor with laminate flooring and carpeted stairs rising to the first floor. Doors leading to the Family Room, Lounge, Downstairs WC and Kitchen/Diner.

Family Room

10'01 x 7'09 (3.07m x 2.36m)

A real gem is the family room, this space could be used in many different ways, currently a play room but would make ideal home office, second reception room or chill out space for the teens, with uPVC window to the front, neutrally decorated, wall mounted radiator and aerial point to finish.

Downstairs WC

7'10 x 3'04 (2.39m x 1.02m)

Handy addition to any busy household is the downstairs WC, comprising of pedestal wash hand basin, low flush WC and wall mounted radiator with vinyl flooring.

Kitchen/Diner

26'07 x 10'07 narrowing to 9'04 (8.10m x 3.23m narrowing to 2.84m)

The real hub of the home is the open plan kitchen/diner, this really is the place to entertain family and friends, with a modern and well designed kitchen having an array of wall and base units providing storage, quartz work surface over, sink, drainer and stainless steel mixer tap, integrated five ring gas hob with extractor over, integrated electric oven, integrated dishwasher, splash back to walls, unit spot lights, uPVC window to the rear and laminate flooring that flows through to the dining area. Plenty of space for a large dining table, with wall mounted radiator and open doorways leading straight into the utility room and conservatory. Further double doors leading to the lounge area.

Conservatory

12'01 x 11'09 (3.68m x 3.58m)

The perfect extra addition to the home is the conservatory, with surrounding uPVC windows providing the perfect view out to the lake. This room really does bring the outdoors in, comprising of neutral décor with matching flooring to kitchen area, wall mounted oil fuelled heater and uPVC sliding door to rear, this space can be enjoyed all year round.

Utility Room

10'05 x 5'11 (3.18m x 1.80m)

Keeping the white goods separate from the kitchen, the utility is the ideal wash room. With space and plumbing for washing machine as well as dryer, wall units fitted providing further storage, contrasting work surface over with white sink, drainer and stainless steel mixer tap, laminate flooring, uPVC window to the side as well as uPVC and glass door leading to the garden.

Living Room

11'08 x 15'01 (3.56m x 4.60m)

The light and airy living room has two uPVC windows to the front and side elevations not only giving stunning views but filling the room with natural light. With decorative fire giving this space not only a focal point but a cosy feel, beautifully presented with laminate flooring, wall mounted radiator and aerial point to finish.

Landing

The impressive landing has a uPVC window to the front with further staircase rising to second floor, wall mounted radiator and doors leading to bedrooms one, four and five as well as a bathroom and storage cupboard.

Bedroom One

11'01 x 18'11 narrowing to 16'10 (3.38m x 5.77m narrowing to 5.13m)

The generously sized master bedroom with built in wardrobes providing that extra storage we all crave, decorated in modern tones with wall mounted radiator, aerial point, uPVC window to the front with stunning views and door to the en-suite.

Ensuite

9'05 x 5'07 (2.87m x 1.70m)

The stylish en-suite is perfect to hideaway and relax, fully tiled for easy clean, comprising of low flush WC, his and hers wash hand basin with under storage and double shower unit, uPVC frosted window to the rear and heated towel rail to finish.

Bedroom Four

8'00 x 13'04 narrowing to 10'01 (2.44m x 4.06m narrowing to 3.07m)

Spacious double bedroom, decorated in cool tones, with wall mounted radiator and uPVC windows to both the front and side elevation filling the room with natural light.

Bedroom Five

11'05 x 9'08 narrowing to 8'01 (3.48m x 2.95m narrowing to 2.46m)

Further double bedroom, neutrally decorated with wall mounted radiator, carpet flooring and again with uPVC windows to the side and rear elevation with lakeside views.

Tel: 01709 894440

Bathroom

6'10 x 6'02 (2.08m x 1.88m)

Great spot to relax and unwind is the family bathroom, comprising of three piece suite, low flush WC, pedestal wash hand basin and bath, with decorative splash back tiles to walls, uPVC frosted window to the rear and wall mounted radiator.

Landing

From landing doors lead to bedrooms two and three as well as second family shower room.

Bedroom Two

11'01 x 17'02 (3.38m x 5.23m)

Based on the top floor this room could also be used as the master if wanted, with built in wardrobes providing extra storage, neutral décor, uPVC window to the front as well as Velux style window to the rear filling the space with natural light, the loft hatch can also be found in this room.

Bedroom Three

17'02 x 11'09 narrowing to 8

Final bedroom but certainly not the least this spacious double bedroom has two uPVC windows to the side and front elevations as well as Velux style window to the rear giving stunning views and light, having neutral décor and wall mounted radiator.

Shower Room

7'05 x 4'11 (2.26m x 1.50m)

The second floor is a space on its own and with this comes the shower room as a space to escape, comprising of low flush WC, pedestal wash hand basin and shower unit, splash back tiles to walls for easy clean, wall mounted radiator and uPVC frosted window to the rear.

Exterior

The front of the property offers instant kerb appeal, sat next to Wath Lake, this property has stunning views all year round. Access the property via a wrought iron gate with further wrought iron fencing surrounding the property, a pathway leads to the front entrance as well as down the sides of the home, well maintained lawn area adds a splash of colour to this beautiful property.

To the rear of the home is a fully enclosed, well maintained private garden, mostly laid to lawn with patio area ideal for seating and enjoying the warmer months, wooden gates are in place to give access to the front and out to the drive and garage is needed.

Garage

The detached garage is located to the side of the home, allowing off road secure parking or further storage space, with up and over door and power/lighting in place.



Road Map



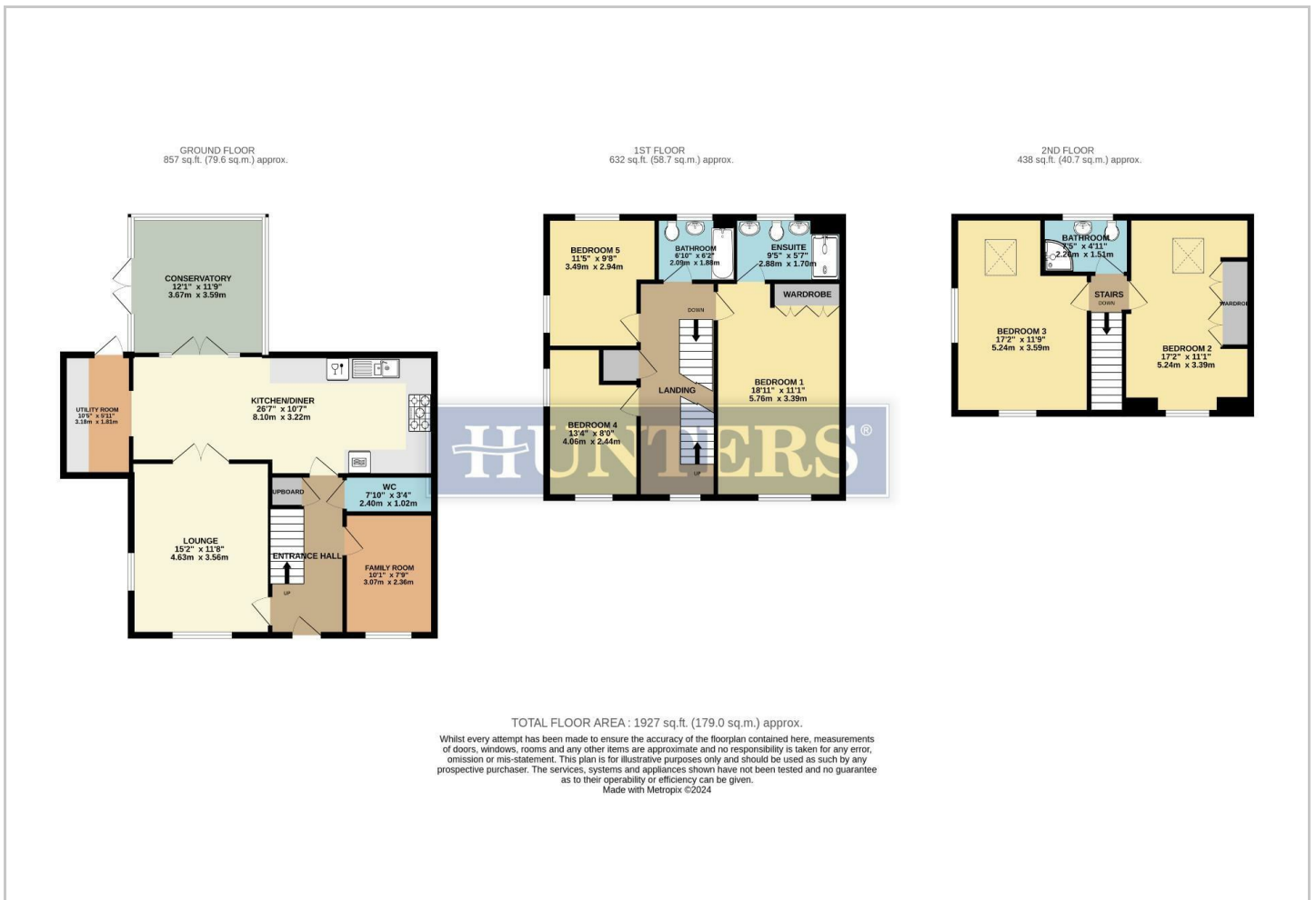
Hybrid Map



Terrain Map



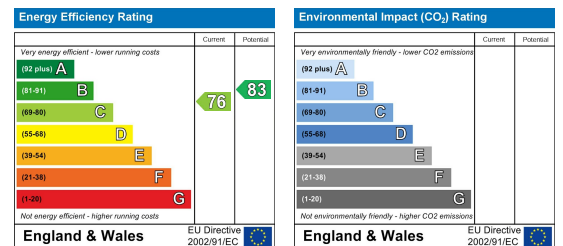
Floor Plan



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.

Energy Efficiency Graph



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.