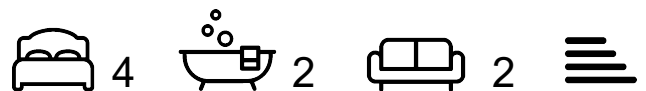




Moorland View

Wath-Upon-Dearne, Rotherham, S63 6DH

Guide Price £280,000 - £290,000



- FOUR BEDROOM DETACHED PROPERTY
- SECURE OFF ROAD PARKING
- CONSERVATORY
- GOOD COMMUTE LOCATION
- EPC RATING: D

- SOUGHT AFTER LOCATION
- GENEROUS DIMENSIONS THROUGHOUT
- MODERN FIXTURE AND FITTINGS
- GCH DG
- COUNCIL TAX BAND: D

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TAKE A LOOK AROUND THIS SPECTACULAR 4 BEDROOM DETACHED PROPERTY SITUATED WITHIN A SOUGHT AFTER LEAFY ESTATE, IN WATH UPON DEARNE. The property is prominently set in a large plot, a good commuter location with direct roads leading to the A1, Doncaster, Rotherham, and Barnsley, close to local amenities and surrounded by reputable schools. This fabulous property boasts generous dimensions, a flexible layout, tasteful décor throughout, modern fixture and fittings, sizeable garden and integral garage. Briefly comprising entrance hall, lounge/diner, conservatory, kitchen, downstairs WC, master bedroom with en-suite shower room, three further bedrooms and family bathroom. Book now to avoid disappointment!

Entrance Hall

Via a decorative composite door this opens into the roomy entrance hall, ideal for coats and shoes, having neutral décor, wooden flooring, stairs rising to first floor and doors leading to kitchen, WC, lounge/diner and access to garage.

Kitchen

14'9" x 8'6" (4.50m" x 2.59m")

The stylish kitchen has an array of wall and base units fitted in white high gloss providing storage, contrasting work surface over, sink, drainer and stainless steel mixer tap, wall mounted radiator, integrated electric oven and hob with extractor fan over, space and plumbing for both washing machine and dishwasher, splash back to walls and tiled floor done for easy clean, with uPVC window to the front and uPVC side entrance door to finish.

WC

Handy addition to any busy household this room comprises, low flush WC, pedestal wash hand basin, wall mounted radiator, decorative tile effect flooring and uPVC frosted window to the side elevation.

Lounge/Diner

21'10" x 13'6" (6.65m" x 4.11m")

The real hub of the home is the vast lounge/diner, with large uPVC window to the rear as well as uPVC French doors to the conservatory filling this room with natural light, wooden flooring, wall mounted radiator, neutrally decorated with ample space for both a sofa and good sized dining table, aerial point in place, decorative coal effect fire in place giving this room not only a focal point but a cosy feel, making this a space all the family and guests can enjoy.

Conservatory

10'10" x 9'10" (3.30m" x 3.00m")

This added gem over looks the rear garden, really bringing the out doors in and adding an extra space for the family to enjoy, uPVC windows as well as uPVC French doors to the garden, laminate flooring and electric radiator finishes this space.

Landing

The landing has a uPVC window to the side elevation with all doors leading to bedrooms and family bathroom.

Bedroom One

13'1" x 10'6" (3.99m" x 3.20m")

Generously sized master bedroom, beautifully presented with fitted wardrobes providing that extra storage well crave, wall mounted radiator, uPVC window to the front with door leading to the en-suite.

En-suite

9'10" x 4'11" (3.00m" x 1.50m")

The stunning en-suite is the perfect hideaway to unwind, comprising of low flush WC, wash hand basin with under storage and shower unit with rainfall shower head, tiled walls and adhesive tiled floor for easy clean with chrome heated towel rail and uPVC frosted window to the front finishes this room.

Bedroom Two

10'11" x 10'6" (3.33m" x 3.20m")

Another good sized double bedroom, neutrally decorated with built in double sliding mirrored wardrobe, laminate flooring, spot lighting, wall mounted radiator and uPVC window.

Bedroom Three

12'4" x 7'0" (3.76m" x 2.13m")

Further double bedroom, with laminate flooring, wall mounted radiator and uPVC overlooking the rear garden.

Bedroom Four

9'10" x 6'7" (3.00m" x 2.01m")

Single sized bedroom can be used as the study room. Comprising of wall mounted radiator and uPVC to the front elevation.

Family Bathroom

7'3" x 6'7" (2.21m" x 2.01m")

Family sized bathroom with three piece suite, ideal spot to relax and unwind, comprising panelled bath, WC, and wash hand basin. Splash back tiling with wall mounted radiator, vinyl flooring and frosted uPVC window.

Garage

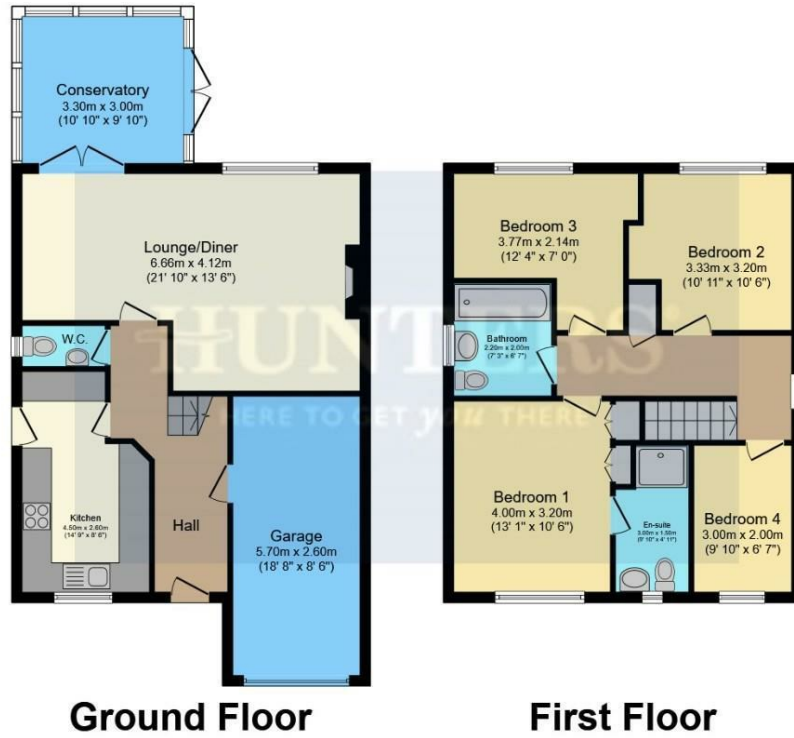
18'8" x 8'6" (5.69m" x 2.59m")

With up and over door, offering that extra secure storage we all crave or further off road parking.

Exterior

The property boasts great kerb appeal with an easy to maintain driveway providing ample off road parking with an easy to maintain small lawn garden area. To the rear of the property is a well landscaped, fully enclosed garden featuring a large decked patio perfect for entertaining in the summer months. With a sizeable lawn and plenty of room to add extra garden furniture.

Floorplan



Total floor area 132.8 m² (1,430 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Energy Efficiency Graph

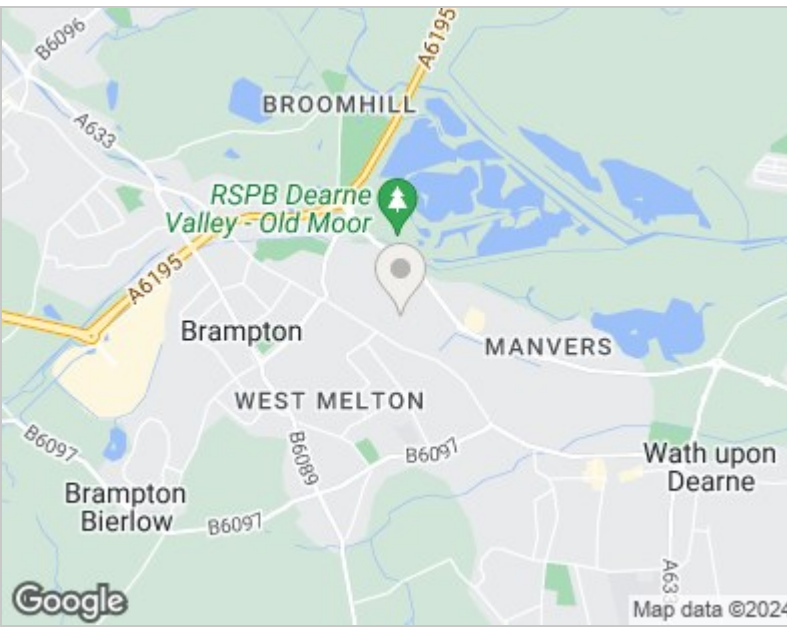
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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	

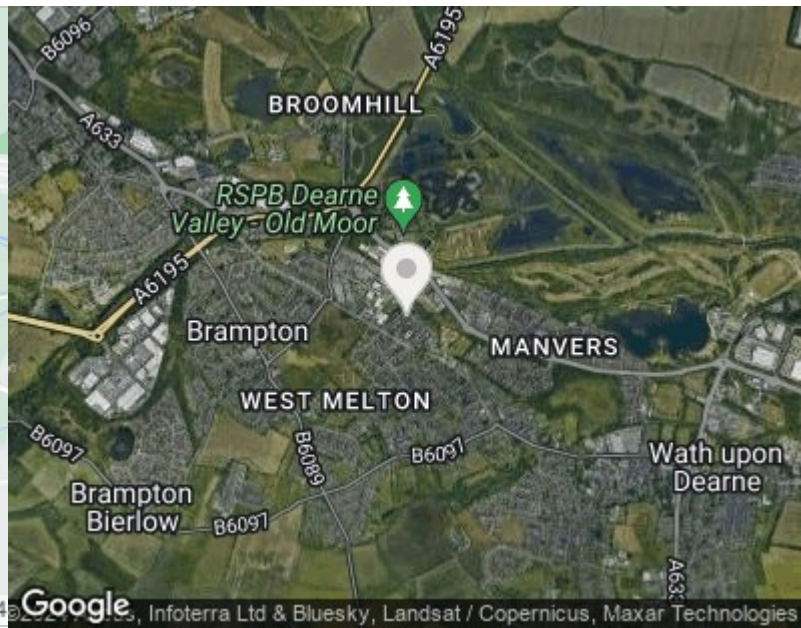
Viewing

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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