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24 Hawthorne Drive, Bolton-Upon-Dearne, Rotherham, S63 8NT

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Guide Price £210,000 to £220,000

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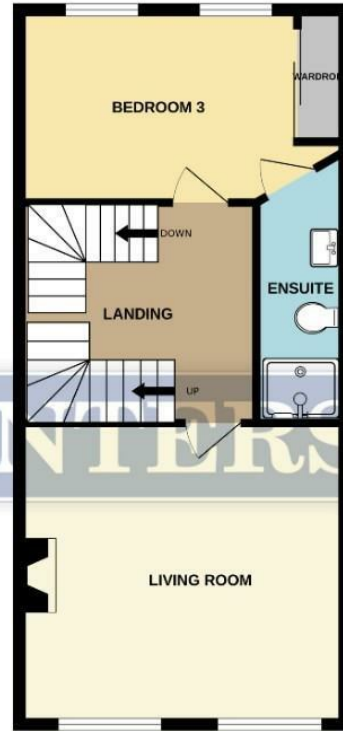
HUNTERS ARE EXCITED TO BRING TO THE MARKET THIS STUNNING 3/4 BEDROOM SEMI DETACHED PROPERTY LOCATED ON A POPULAR, FAMILY FRIENDLY ESTATE WITHIN BOLTON UPON DEARNE. Boasting off road parking with drive and garage, enclosed rear garden, modern fixture and fittings with generous dimensions throughout. Close to all local amenities with Wath and Goldthorpe high streets a short distance away, surrounded by reputable schools, good transport links via road or rail to Rotherham, Barnsley, Doncaster and Sheffield while also being within easy reach of the A1 and M1 making this a great spot for any buyer! Property briefly comprises of kitchen/diner, snug/bed four, down stairs WC, living room, three further bedrooms two having en-suites and family bathroom. CALL NOW TO VIEW!!

Hunters Dearne Valley - Rotherham North Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN | 01709 894440  
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GROUND FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



2ND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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			
		73	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Entrance Hall

18'03" x 9'09" to 5'09"

Via an open brick work porch ideal for those muddy shoes, this leads to the composite front entrance door opening into the impressive hallway, neutrally decorated, stairs rising to first floor with wall mounted radiator, herringbone flooring with decorative border and solid oak doors leading to large storage cupboard ideal for coats and shoes, under stairs storage with power and lighting as well as the down stairs WC, kitchen/diner and snug/bedroom four.

### Snug/Bedroom Four

13'10" x 8'09"

This room is currently used as the snug, beautifully presented and a perfect spot to relax, this room has previously been used as a bedroom and makes a great space for guests, having the same herringbone flooring as the hall, neutral décor, wall mounted radiator, aerial point and uPVC window to the front.

### WC

5'09" x 2'08"

Handy addition to any busy house hold this room comprises of low flush WC with decorative wood effect back and wash hand basin with matching wood effect under storage, aqua panelled walls and chrome towel heater, with an added fun bonus of a colour changing light to finish.

### Kitchen/Diner

14'10" x 14'06"

Step inside the real hub of this home, the well designed, vast family kitchen/diner, having ample room for a large dining table to entertain, tiled floor for easy clean, an array of wall and base units fitted providing storage with contrasting work surface over, white sink, drainer and stainless steel mixer tap over, integrated electric oven with gas hob and extractor hood, space and plumbing for both washing machine and dish washer, splash back tiles, ceiling spot lights, wall mounted radiators, uPVC windows as well as uPVC French doors opening to the rear.

### Landing

The roomy landing is neutrally decorated with further stairs rising to second floor, wall mounted radiator and doors leading to the living room as well as bedroom three.

### Living Room

14'10" x 13'09"

The light and airy living space has two uPVC windows with Juliet style balconies to the front filling this room with natural light, neutral

décor, wall mounted radiators, aerial point in place with decorative electric fire to finish giving this room not only a focal point but a cosy feel.

### Bedroom Three

14'10" x 8'08"

A spacious double bedroom, flooded with natural light from two uPVC windows facing the rear, wall mounted radiators, neutral décor, aerial point and fitted wardrobes providing that extra storage we all crave, further door then leads to the en-suite.

### Ensuite

9'02" x 4'00"

The stunning en-suite is fully aqua panelled for easy clean, comprising of double walk in shower, low flush WC and pedestal wash hand basin, ceiling spot lights and chromed heated towel rail to finish.

### Landing

The final landing is a feature on its own with high ceiling and sweeping staircase, access to the loft hatch is located here and the loft is partially boarded with drop down ladder and lighting, neutrally decorated with wall mounted radiator and doors leading to bedrooms one and two as well as family bathroom and airing cupboard which is also home to the combi boiler.

### Bedroom One

14'10" x 11'03"

Generously sized master bedroom is filled with natural light from the two front facing uPVC windows, built in wardrobes providing storage, aerial point in place with wall mounted radiators, neutral décor and door opening to the en-suite.

### Ensuite

6'02" x 5'11"

Perfect spot to refresh the well presented en-suite comprises of corner shower unit, low flush WC and pedestal wash hand basin, fully tiled for easy clean, ceiling spot lights and chrome heated towel rail.

### Bedroom Two

14'10" x 7'07"

Another sizeable bedroom, again filled with natural light from two uPVC windows facing the rear and giving beautiful views, aerial point in place, neutral décor, wall mounted radiators and fitted wardrobes providing further storage space.

### Bathroom

7'11" x 5'03"

The exquisite family bathroom is the ideal spot to relax and unwind after a long day, having three piece suite in white with free standing bath tub, floating wash hand basin and low flush WC, fully aqua panelled for easy clean, ceiling spot lights and chromed heated towel rail to finish.

### Exterior

The front of the property oozes kerb appeal, this beautiful three storey, light brick built semi detached faces on to a family friendly park, with well maintained tar mac drive as well as grass verge adding a splash of colour but could also be used to extend the drive and access to the attached garage.

At the rear is a fully enclosed tiered garden, with paved patio area to start ideal for seating and enjoying the warmer months, leading down to lawn area with steps in-between and lighting in place, access to the garage can be gained from the garden via a further doorway.

### Garage

18'07" x 8'08"

Perfect to add further off road parking or extra storage space the garage has a dark coloured up and over door, with power, lighting and water in place, a further door leads out to the rear garden.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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, we will charge the higher, unoccupied, charges for any switched off/disconnected or drained services or appliances - All measurements are approximate and should not be relied upon for anything other than to discover the value of your property, Hunters would be pleased to provide further advice 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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