



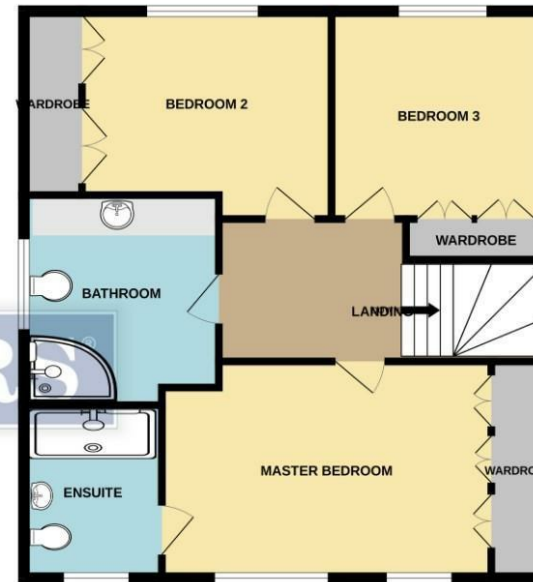
HUNTERS[®]
HERE TO GET *you* THERE

11A Elm Way, Wath-Upon-Dearne, Rotherham, S63 7PF
Guide Price £300,000 to £320,000

GROUND FLOOR
1081 sq.ft. (100.4 sq.m.) approx.

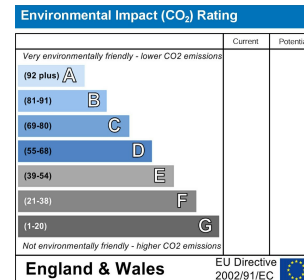
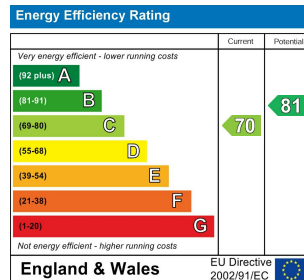


1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 1846 sq.ft. (171.5 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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Entrance Hall

Via a decorative uPVC front door this leads into the light and roomy entrance hall, ideal for coats and shoes, having wall mounted radiator, stairs rising to first floor landing, large storage cupboard and all doors leading to living room, kitchen, dining room and snug.

Living Room

13'11" x 12'07"

The spacious and well presented living room is the real hub of the home, having uPVC sliding doors to the rear filling this room with natural light, a coal effect gas fire is in place giving the living room not only a focal point but a cosy feel, having two wall mounted radiators and aerial points in place this room can be enjoyed by all.

Kitchen

12'08" x 10'02"

The kitchen gives a country cottage feel, having an array of wall and base units in wood providing storage, contrasting work surface over, sink, drainer and stainless steel mixer tap over, integrated fridge as well as dish washer, integrated electric oven and hob with extractor fan over, splash back tiles to walls, with uPVC window and door to the rear and wall mounted radiator finishes this space.

Dining Room

11'10" x 9'05"

Perfect spot to entertain family and friends the dining room can hold a large table, this well presented space would make for the best family Christmas, having wall mounted radiator and uPVC window to the front.

Snug

17'09" x 8'06"

This gem adds that extra space all families crave for, ideal as a play room, office or second reception the options are endless, having wall mounted radiator and uPVC window to the front, a further door opens to the utility.

Utility

6'01" x 4'05"

The hideaway for the washing! the utility has space and plumbing for a washing machine and dryer while also providing extra storage space, this room also houses the newly fitted combi boiler.

Landing

The landing has a feature of its own, the uPVC decorative arch window faces the side elevation and gives a soft flow of natural light, access to the loft can be accessed from the landing and the loft is practically boarded for extra storage, all doors then lead to all bedrooms and family bathroom.

Bedroom One

16'05" x 11'00"

Generously sized master bedroom having fitted wardrobes and units providing that extra storage we all crave, with two uPVC windows to the front filling the room with natural light, wall mounted radiator with further door to ensuite finish this room.

Ensuite

9'00" x 5'07"

The modern and roomy ensuite is a perfect to unwind in, comprising of double shower having waterfall shower head in place, low flush WC and pedestal wash hand basin, tiled walls for easy clean, wall mounted radiator and uPVC frosted window to the front.

Bedroom Two

11'08" x 10'07"

Further spacious double bedroom, again with fitted wardrobes for storage, neutrally decorated with wall mounted radiator and uPVC window to the rear.

Bedroom Three

10'07" x 10'03"

The third bedroom, but certainly not least is another double, again having fitted wardrobes, neutral décor, wall mounted radiator and uPVC window to the rear.

Family Bathroom

8'05" x 7'10"

Step inside the sleek family bathroom, perfect spot to relax and unwind after a long day, having three piece suite comprising of low flush WC, wash hand basin surrounded by storage units and corner bath based on a raised platform, with tiled walls for easy clean, wall mounted radiator and uPVC frosted window to the side elevation.

Exterior

The front of the property oozes kerb appeal, the stone built property is not only beautiful to look at but offers two driveways, decorative front garden with established, plants

and shrubs with access to both the front entrance but also the garage and pathway to the side of the home leads to the rear if needed.

At the rear is an enclosed private rear garden, based on two levels the first is paved and ideal for seating, with wrought iron gate leading down to a well maintained lawn and two further seating areas meaning you can follow the sun or find the shade if needed, to the borders are established trees, plants and shrubs adding not only to the beauty but further privacy, a little hidden gem is found in the form of a fish pond with relaxing sounds of water, a door can be found at the rear leading to the office/gym room and garage.

Storage/Gym/Office

This space is presently used as storage but was a gym and could be an ideal home office, having power and lighting with further door leading to garage.

Garage

As well as two driveways this home offers this spacious garage for further secure off road parking or storage room, the garage can be accessed from the front via up and over door for cars and can be reached from the rear via the office/gym room as well, the garage has power and lighting in place.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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 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 or disconnected or drained services or appliances. All measurements are 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 of charge sales and marketing advice even if you live 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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