



Stonechat Mead

Wath-Upon-Dearne, S63 7GR

Guide Price £260,000 - £270,000

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- FOUR BEDROOM SEMI DETACHED
- LEASEHOLD
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING TBC

- OFF ROAD PARKING WITH GARAGE
- SOUGHT AFTER ESTATE
- GENEROUS DIMENSIONS
- GCH / DG
- COUNCIL TAX BAND C

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CALL NOW TO TAKE A LOOK AROUND THIS SPACIOUS, MODERN, WELL PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME LOCATED ON THE SOUGHT AFTER MAVERS LAKE ESTATE. Boasting off road parking with garage, enclosed rear garden, modern fixture and fittings with generous dimensions throughout and a walk away from the popular Manvers lake. Close to all local amenities with Wath high street as well as Cortonwood retail park within a short distance, offering super markets, high street shops, local business and public houses, surrounded by reputable schools, good 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 kitchen/diner, living room, WC, four bedrooms with two en-suites and family bathroom. VIEWINGS ARE A MUST!!

Entrance Hall

Via a composite door leads you into this splendid property. Greeted by the roomy entrance hall, ideal for coats and shoes. Neutrally decorated with wood effect vinyl to floor, with stairs rising to first floor and under stairs storage, doors then lead to the kitchen/diner, WC and living room.

Kitchen/Diner

9'10 x 15'10 (3.00m x 4.83m)

The modern and well designed kitchen/diner is a great space to enjoy time with the family, having a light grey gloss kitchen with an array of wall and base units fitted providing storage, contrasting work surface over. Comprising of sink, drainer and mixer tap, built in four ring gas hob with integrated double electric oven, integrated dishwasher, integrated washing machine, under counter integrated fridge and freezer. UPVC window to the front with vinyl flooring and wall mounted radiator.

Downstairs WC

3'00 x 6'01 (0.91m x 1.85m)

A handy addition to any busy house hold, beautifully presented, comprising of low flush WC, wash hand basin and wall mounted radiator.

Living Room

16'03 x 11'05 (4.95m x 3.48m)

The light and airy living room is the perfect spot to relax, having uPVC window as well as French doors to the rear really bringing the outdoors in and filling the room with natural light, decorated in neutral tones with electric log style burner and fire surround giving the room not only a focal point but a cosy feel, wall mounted radiator and aerial point finish this space.

Landing

Landing having uPVC window to the front, stairs rising to the second floor with doors leading to master bedroom and bedroom four.

Master Bedroom

12'00 x 12'11 narrowing to 11'08 (3.66m x 3.94m narrowing to 3.56m)

The generously sized master bedroom is beautifully done, with uPVC window as well as French doors with Juliet balcony to the rear, carpet flooring, wall mounted radiator, built in airing cupboard, aerial point in place and door leading to the en-suite.

En-suite

4'04 x 7'10 (1.32m x 2.39m)

The best hide away to relax, the en-suite comprising of low flush WC, pedestal wash hand basin, shower unit, wall mounted radiator and uPVC frosted window to the rear.

Bedroom Four

9'08 x 10'00 including wardrobe (2.95m x 3.05m including wardrobe)

A spacious single room currently used as a dressing room with modern fitted wardrobes, sliding doors and mirror front,

having uPVC window to the front, carpet flooring and wall mounted radiator.

Family Bathroom

The serene family bathroom is the ideal spot to unwind, decorated in neutral tones with three piece suite, comprising of low flush WC, pedestal wash hand basin and bath with extractor fan and wall mounted radiator to finish.

Landing

From second landing doors lead to bedrooms two and three.

Bedroom Two

16'03 12'09 narrowing to 10'09 (4.95m 3.89m narrowing to 3.28m)

A spacious double bedroom and if wanted this could also be used as the master bedroom, having built in wardrobes providing that extra storage we all crave, filled with natural light from uPVC window as well as Velux to the rear, decorated in neutral tones, with carpet flooring, wall mounted radiator and door opening to the en-suite.

Jack and Jill En-suite

7'10 x 4'06 (2.39m x 1.37m)

The jack and jill en-suite is ideal for older children to share the top floor, comprising of low flush WC, pedestal wash hand basin and shower unit, further door opens to bedroom three.

Bedroom Three

12'11 x 11'10 (3.94m x 3.61m)

Last but certainly not least, this double bedroom is currently used as a spacious office, neutrally decorated with Velux window to the front, carpet flooring and wall mounted radiator.

Exterior

The front of the property oozes kerb appeal with a double, well maintained driveway with electric charging point in place and access to the garage with path leading to front entrance. The location of this property is unique to the estate as you are facing greenery which is maintained by the estate and is something all the families can enjoy.

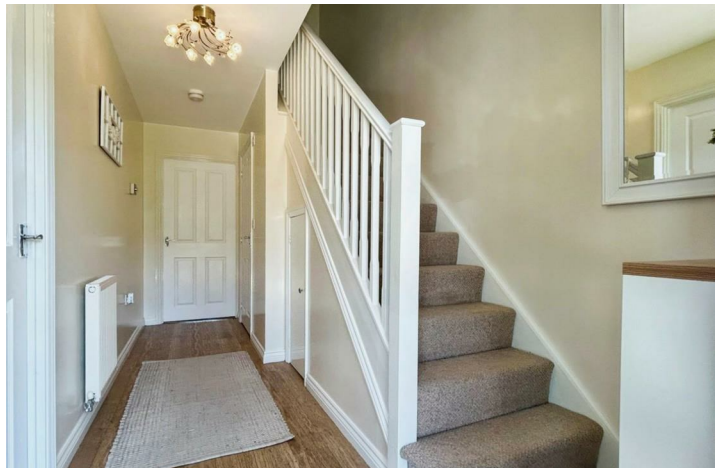
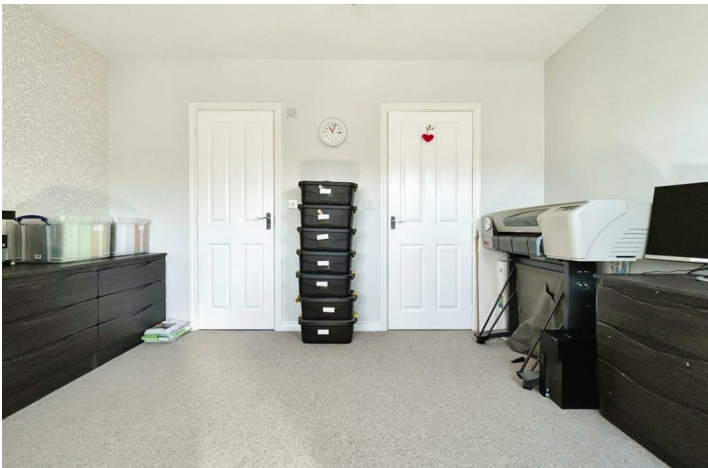
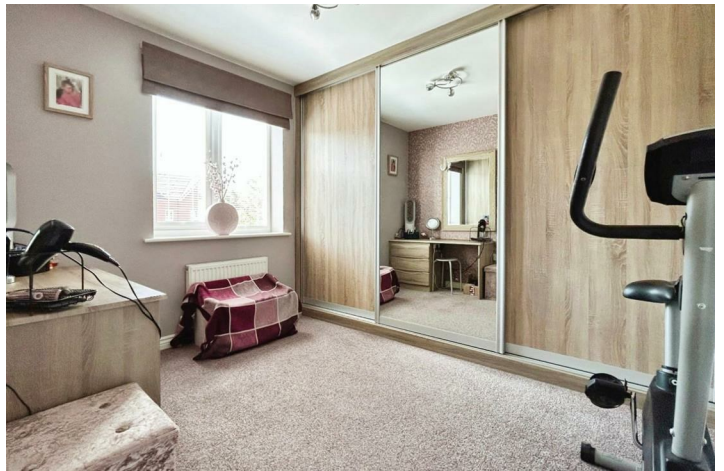
At the rear stands the fully enclosed, landscaped rear garden, partly paved ideal for seating in the summer months leading on to a well maintained lawn, surrounded by established, plants, flowers, trees and shrubs adding to the beauty of this space, with wooden built shed/summer house providing even more storage to this property.

Garage

Great for extra off road parking or storage, the garage has power and lighting accessed by up and over door.

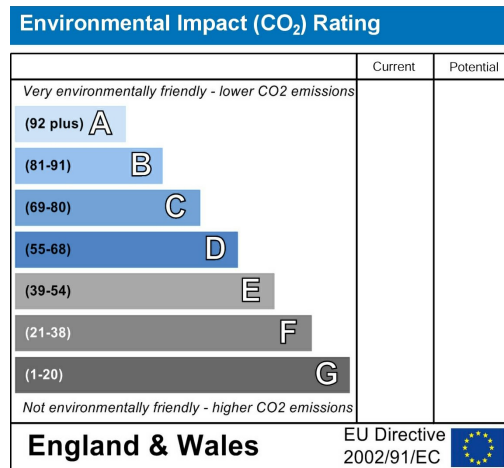
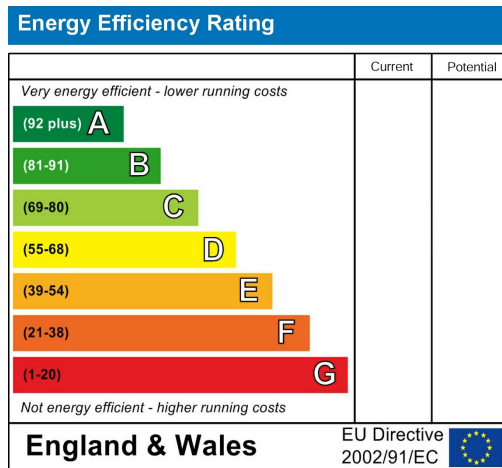
Floorplan







Energy Efficiency Graph



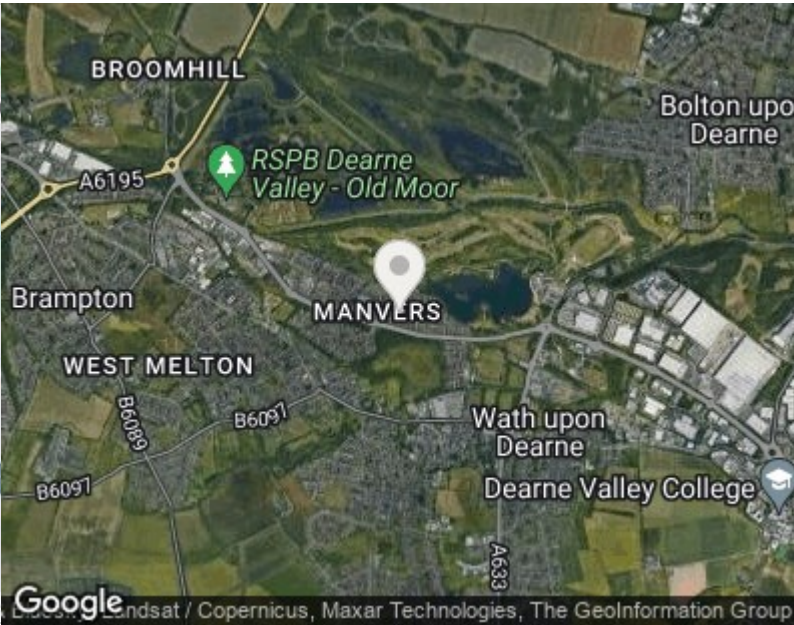
Viewing

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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