



## Johnsons Gardens

Wath-Upon\_Dearne, Rotherham, S63 6FR

Guide Price £200,000 - £210,000

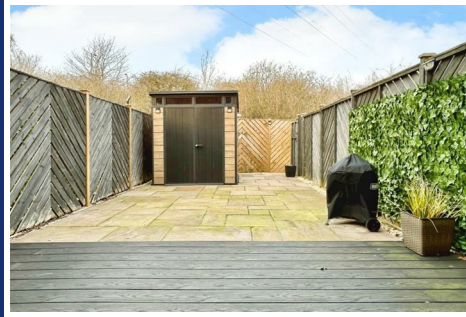


- THREE BEDROOM TOWNHOUSE PROPERTY
- FREEHOLD
- STYLISH DECOR
- WALKING DISTANCE TO LOCAL LAKE
- EPC RATING: C
- OFF ROAD PARKING
- BEAUTIFUL REAR GARDEN
- CCTV
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND: C

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Nestled in the charming area of Johnsons Gardens, Wath-Upon-Dearne, Rotherham, this delightful three-bedroom townhouse offers a perfect blend of modern living and convenience. Spanning three storeys, this property is designed to accommodate the needs of contemporary families, featuring a master bedroom complete with a dressing area and an ensuite bathroom, ensuring a private retreat for relaxation.

Each level of the home is thoughtfully equipped with a WC, providing added convenience for both residents and guests. The layout promotes a sense of space and comfort, making it ideal for both entertaining and everyday living.

The exterior of the property boasts an easy-to-maintain stoned flagged rear garden, perfect for enjoying the outdoors without the burden of extensive upkeep. Additionally, off-road parking for two vehicles is available, a valuable asset in today's busy world.

This townhouse is not just a home; it is a lifestyle choice, offering a harmonious balance of comfort, practicality, and style. With its prime location and well-designed features, this property is an excellent opportunity for those seeking a new place to call home in Wath-Upon-Dearne.

## ENTRANCE HALL

Through a composite black door leads into a roomy entrance hall, a great impression on any guest, comprising wall mounted radiator, laminate flooring, uPVC window, spindled staircase to the first floor and doors leading to kitchen and downstairs WC.

## BREAKFAST KITCHEN

12'8" x 13'2" (3.86m x 4.01m)

Adding further wow factor to this family home is this well designed, modern kitchen. Benefiting an array of white gloss finish wall and base units providing plenty of storage with contrasting work surface over. providing plenty of storage space. Comprises of inset black resin sink with matching mixer tap, integrated electric oven, built in four ring ceramic hob, integrated fridge freezer and integrated washing machine. Bringing more to the table with a fitted breakfast table providing a place to sit and enjoy your morning coffee. Having downlighters to the ceiling, wall mounted radiator and and laminate flooring that continues through to the living area.

## LOUNGE

12'8" x 12'4" (3.86m x 3.76m)

A sleek and polished living space filled with plenty of natural sources of light through the large bay style uPVC window to the rear with French doors leading out into the rear garden. Beautifully presented with decorative panelling making a feature wall and adding a focal point, aerial point in place with wall mounted radiator and laminate flooring.

## DOWNSTAIRS WC

5'3" x 3'9" (1.60m x 1.14m)

A handy addition to any busy household, comprising white WC with concealed dual flush WC, suspended wash hand basin with chrome mixer tap. wall mounted radiator, frosted uPVC window with partially tiled walls and cushioned vinyl flooring.

## LANDING

Spacious landing with doors leading to bedroom two and three and family bathroom. Having built in cupboard housing the pressurised hot water cylinder, plus a lobby area with front facing uPVC window, wall mounted radiator and staircase to the attic bedroom.

## BEDROOM TWO

12'9" x 10'00" (3.89m x 3.05m)

A large double bedroom benefiting from two uPVC windows overlooking the rear garden, neutral décor and wall mounted radiator.

## BEDROOM THREE

6'1" x 9'9" (1.85m x 2.97m)

A further good sized bedroom comprising of carpet flooring, wall mounted radiator and front facing uPVC window.

## BATHROOM

5'6" x 6'9" (1.68m x 2.06m)

The tranquil family bathroom is fully tiled to two walls made for easy cleaning and being fitted with three piece suite in white. Comprising of suspended dual flush WC, vanity wash hand basin with walnut effect storage underneath matching with the walnut effect panelled bath with wall mounted mixer taps, shower head and telescopic additional shower head. Inset spotlighting with heated towel rail and tiled flooring.

## MASTER BEDROOM

12'8" x 18'4" (3.86m x 5.59m)

One of the many wow factors of this home is the master bedroom located on the top floor, with vast amounts of space and can easily hold a queen sized bed as well as other furniture if needed, a dormer window to the front aspect and skylight window to the rear with handy little dressing area. Having aerial point in place with wall mounted radiator and further door leading to the en-suite.

## ENSUITE

6'5" x 7'09" (1.96m x 2.36m)

A further spacious and modern en-suite being part tiled for easy clean, having dual flush WC, wash hand basin, shower cubicle and heated towel rail. Benefiting from wall mounted recessed cabinet with a walnut finish and skylight window allowing in the light.

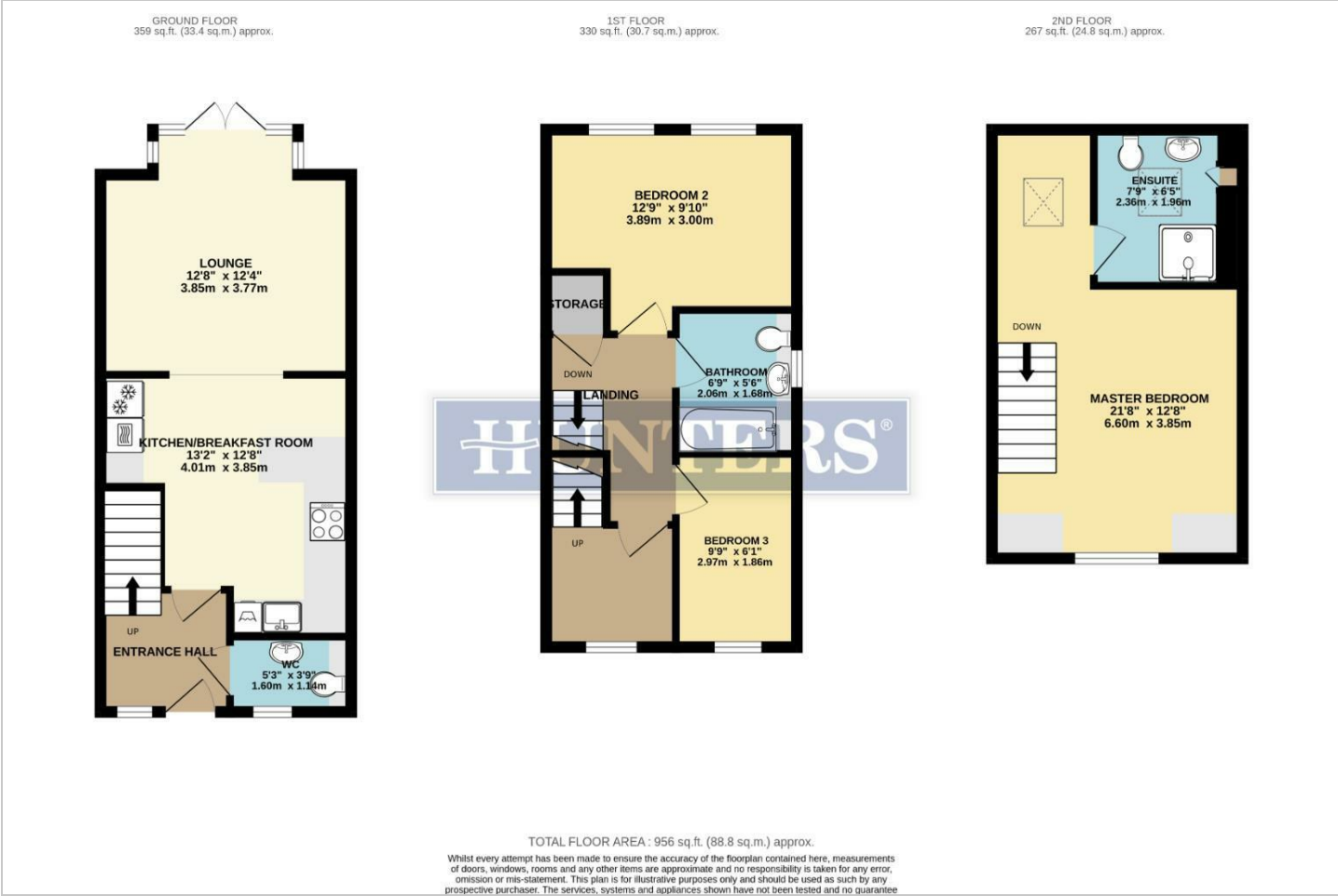
## EXTERIOR

To the front of the property stands a well maintained tar mac drive way with plenty of room for two large cars, ample on street parking for any guests and pathway leading to the front door.

To the rear is the fully enclosed private garden, easy to maintain having natural stone flagged with composite decked patio adjacent to the French doors off the living room, making this an ideal spot for seating in the summer months. Wooden fencing to the boarder with wooden gate giving bin access around the rear.



Floorplan



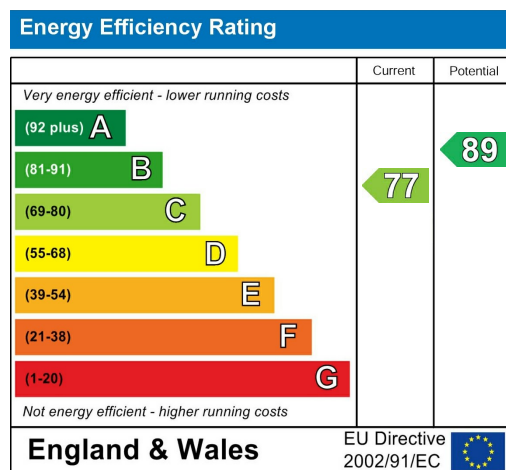








## Energy Efficiency Graph



## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Lettings Office on 01709894440 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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