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Canalside View

Kilnhurst, S64 5SD

Guide Price £190,000 - £200,000

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- THREE BEDROOM TERRACED PROPERTY
- FREEHOLD
- STYLISH DECOR
- TWO BATHROOMS WITH DOWNSTAIRS WC
- EPC RATING: TBC

- GARAGE AND LARGE DRIVEWAY
- BEAUTIFUL REAR GARDEN
- GOOD COMMUTE LOCATION
- SOUGHT AFTER AREA
- COUNCIL TAX BAND: B

Tel: 01709 894440

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Welcome to this charming three-bedroom terraced house located in the desirable Canalside View, Kilnhurst. Built in 2011, this modern property spans an impressive plot and offers a perfect blend of comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed kitchen and a spacious lounge, ideal for both relaxation and entertaining. The ground floor also features a convenient downstairs WC, enhancing the practicality of the home.

The first floor comprises two generously sized bedrooms, providing ample space for family or guests. Ascend to the second floor to discover the master bedroom, complete with an ensuite bathroom, ensuring a private retreat for the homeowners.

Outside, the property boasts a beautifully enclosed rear garden, featuring two decked areas that are perfect for enjoying the summer months. This outdoor space is ideal for hosting gatherings or simply unwinding in the fresh air.

In addition to its appealing features, this home includes a single garage and a driveway that accommodates two vehicles, offering both security and convenience. The location is particularly advantageous, providing excellent commuting options while being in close proximity to the picturesque canal, which offers splendid walks and a tranquil setting.

This delightful terraced house is perfect for families or professionals seeking a modern home in a vibrant community. Don't miss the opportunity to make this lovely property your own.

Entrance Hall

5'9" x 4'9" (1.75m x 1.45m)

Via a composite door this opens into the welcoming entrance hall, ideal for coats and shoes, having tiled floor for easy clean, wall mounted radiator, uPVC window to the front, stairs rising to first floor and door opening to the kitchen/diner.

Kitchen/Diner

9'04" x 14'6" (2.84m x 4.42m)

The real hub of the home is the modern, well designed kitchen/diner, having an array of wall and base units fitted in white high gloss providing storage, contrasting wood effect work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven with four ring gas hob and extractor fan over, integrated white goods such as fridge freezer, washing machine and dish washer, with splash back tiles to walls as well as tiled floor, ample room for a dining table to entertain family and friends, decorated in neutral tones, wall mounted radiator, uPVC window to the front and doors leading to downstairs WC and lounge.

WC

2'6" x 5'5" (0.76m x 1.65m)

Handy addition to any busy house hold this room comprises of low flush WC, pedestal wash hand basin, wall mounted radiator and tiled floor to finish.

Lounge

12'4" x 13'9" (3.76m x 4.19m)

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 carpet flooring, aerial point in place and wall mounted radiator.

Landing

Spacious landing with doors leading to bedroom two and three and family bathroom. Having built in cupboard, carpet flooring plus a lobby area with front facing uPVC window, wall mounted radiator and staircase to the master bedroom.

Bedroom Two

12'5" x 10'7" (3.78m x 3.23m)

Sizable double bedroom with ample space to add storage and furniture, neutrally decorated with carpet to floor, wall mounted radiator and two uPVC windows to the rear giving stunning lake views.

Bedroom Three

5'6" x 9'6" (1.68m x 2.90m)

This roomy single bedroom would also be a great home office, having wall mounted radiator, carpet to floor, neutral décor and uPVC window to the front.

Bathroom

5'6" x 6'2" (1.68m x 1.88m)

The tranquil family bathroom is the perfect spot to relax and unwind. Having a three piece white suite, comprising of low flush WC, pedestal wash hand basin and bath with shower over, splash back tiles to walls and well as tiled floor, neutral décor and wall mounted radiator to finish.

Master Bedroom

12'5" x 20'08" (3.78m x 6.30m)

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 built in wardrobe with double sliding doors. Aa 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, carpet flooring and further door leading to the en-suite.

En-suite

5'9" x 6'2" (1.75m x 1.88m)

Ideal space to hide away and relax, the sleek en-suite comprises of corner shower unit, low flush WC and pedestal wash hand basin, tiles to walls and floor for easy clean, wall mounted radiator and Velux style window to the rear.

Exterior

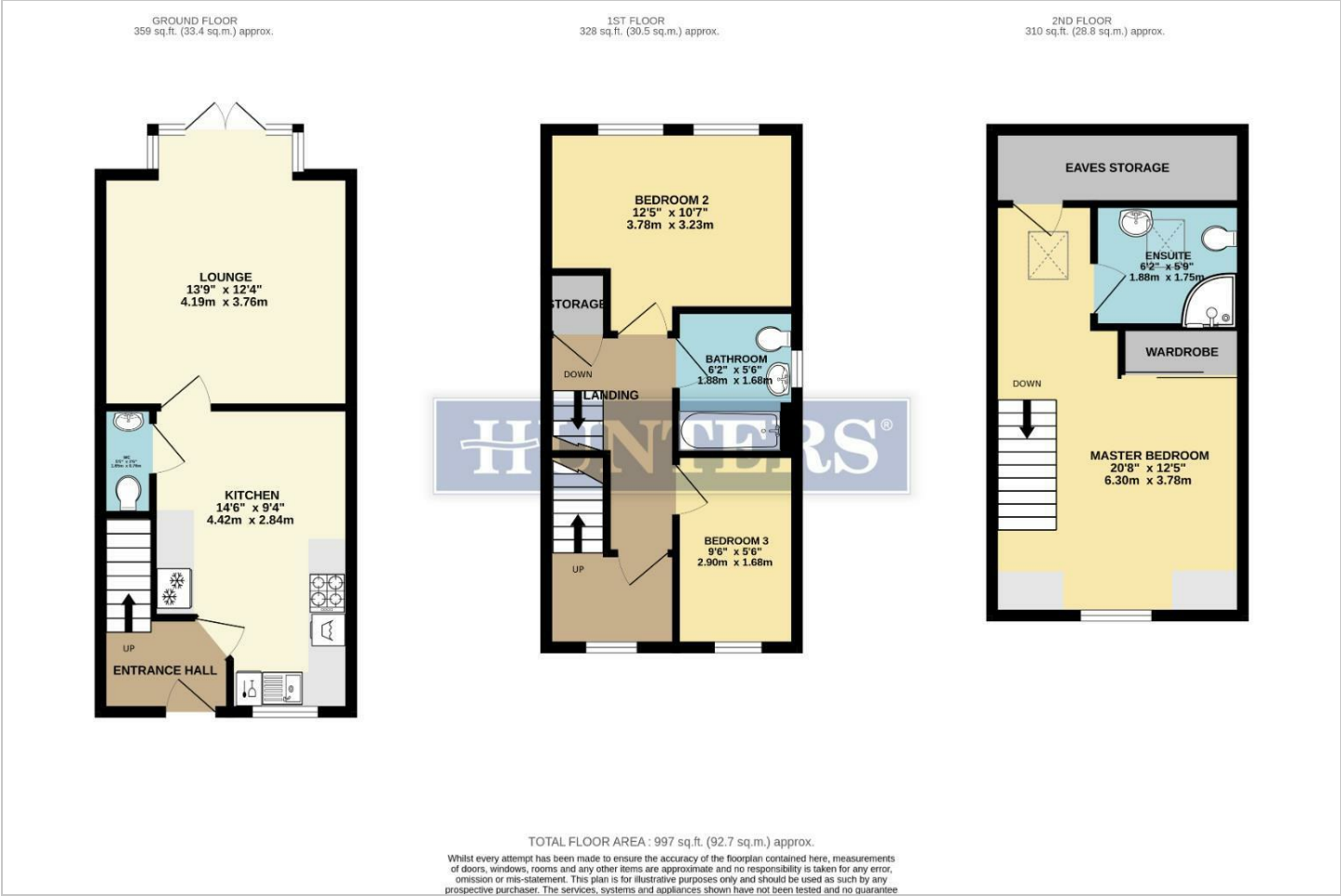
The front of the property oozes kerb appeal, with access to drive having space for two vehicles and garage for secure off road parking and path to front entrance, with established plants/shrubs to boarder adding a splash of colour.

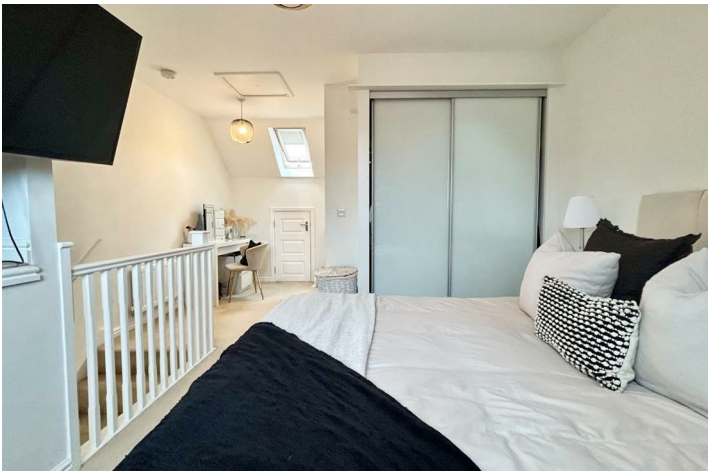
To the rear is a fully enclosed, low maintenance well designed garden space, currently decked and paved, ideal for seating and enjoying bbqs in the warmer months. Surrounded by wooden fencing making the garden enclosed with splashes of colour created by plants and shrubs.

Garage

Offering that extra secure storage we all crave or further secure off road parking. Comprising of up and over door with power and lighting.

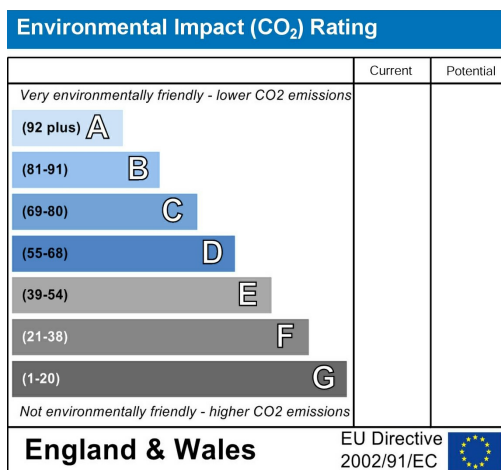
Floorplan







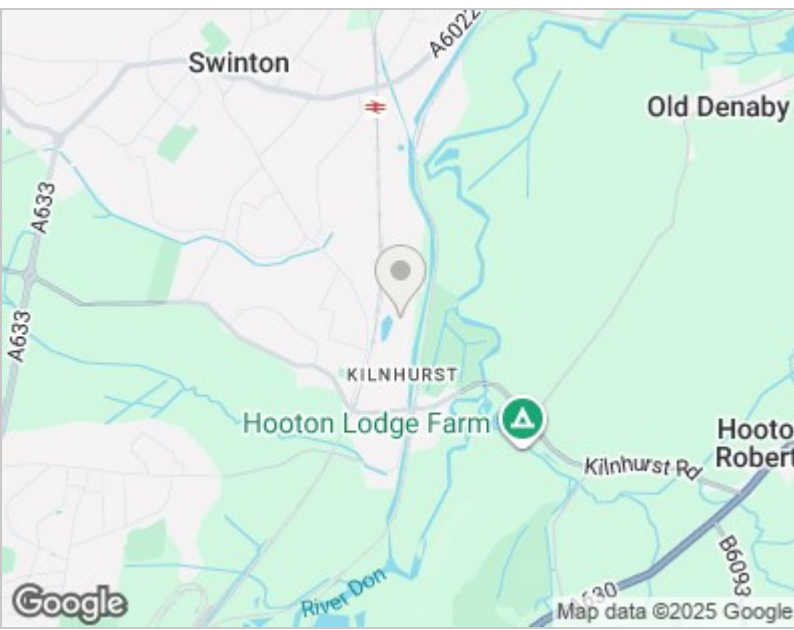
Energy Efficiency Graph



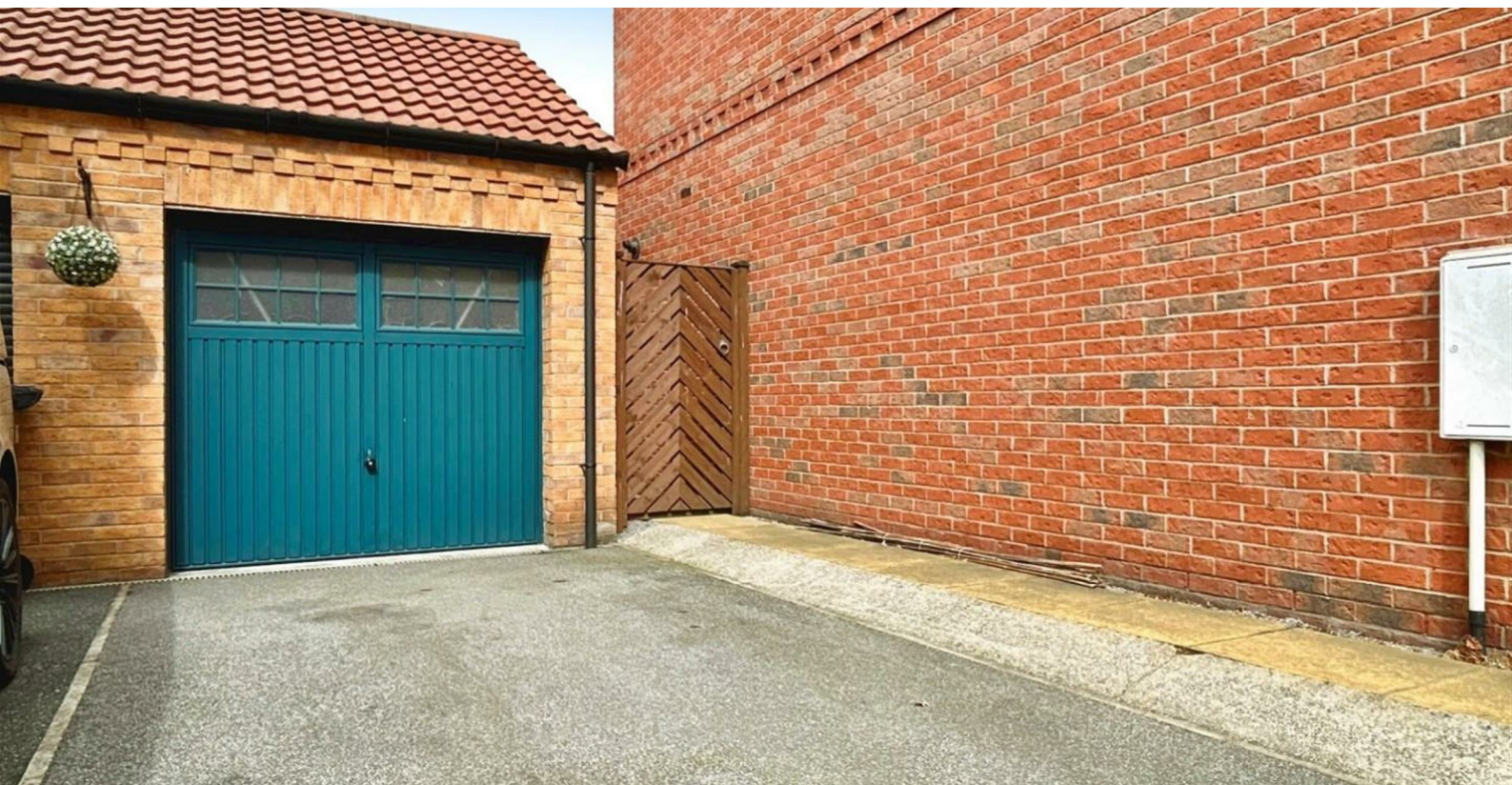
Viewing

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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