



## Chestnut Avenue

Wath-Upon-Dearne, Rotherham, S63 7PQ

Guide Price £260,000 - £270,000



- TWO BEDROOM DETACHED BUNGALOW
- FULLY SERVICED ALARM
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND: C

- LARGE DRIVEWAY WITH GARAGE
- GENEROUS DIMENSIONS THROUGHOUT
- SPLENDID DECOR
- FREEHOLD
- EPC RATING: D

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A BREATH OF FRESH AIR! SITUATED IN THE POPULAR VILLAGE OF WATH UPON DEARNE SITS THIS SPECTACULAR, PICTURE PERFECT TWO BEDROOM DETACHED, FULLY ALARMED, BUNGALOW. BEAUTIFULLY PRESENTED THROUGHOUT HOSTING A SIZEABLE PLOT WITH PLENTY OF SCOPE.

Nestled on the charming Chestnut Avenue this delightful property offers a perfect blend of comfort and convenience. Ideal for those seeking a peaceful retreat, the property boasts a spacious layout with two inviting reception rooms, providing ample space for relaxation and entertaining.

Upon entering, you are welcomed by an entrance hall that leads to both generously sized double bedrooms, each equipped with fitted wardrobes, ensuring plenty of storage. The well-appointed shower room features a modern three-piece suite, catering to your daily needs with ease. The property has two reception rooms creating a warm and inviting atmosphere for family gatherings or quiet evenings in.

The kitchen, conveniently located off the dining room, is functional and well-designed, making meal preparation a pleasure. One of the standout features of this property is the large, beautifully enclosed bright and sunny rear garden, perfect for enjoying the outdoors during warmer months. This private outdoor space is ideal for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

Situated in a sought-after location, this bungalow benefits from excellent commuting and schooling options all within walking distance, making it a popular choice for families and professionals alike. With a garage and driveway, parking is never a concern, adding to the overall appeal of this lovely home.

In summary, this detached bungalow on Chestnut Avenue presents a wonderful opportunity for those looking to settle in a desirable area, combining comfort, style, and practicality in one charming package.

## ENTRANCE HALL

Via a decorative uPVC front door this opens into the spacious and welcoming entrance hall, neutrally decorated with carpet flooring and wall mounted radiator. Doors leading to Lounge, Dining Room, both Bedrooms and Shower Room.

## LOUNGE

Bright and spacious living area with large uPVC window to the front, filling this room with natural light. The electric coal effect fireplace gives this room not only a focal point but a cosy feel, having neutral décor, wall mounted radiator, aerial point in place and carpet flooring. Plenty of space for furniture.

## DINING ROOM

Perfect to enjoy meal times with the family, the dining room is neutrally decorated with wall mounted radiator, large uPVC window to the rear and door opening to the kitchen. Generous dimensions with carpet flooring and electric fire in place.

## KITCHEN

Step inside the beautiful kitchen, having an array of wall and base units fitted providing plenty of storage, complimentary work surface over built in sink and drainer, integrated oven with four ring gas hob as well as splash back tiles, Karndean flooring, wall mounted radiator and uPVC window to the rear. Composite door leading to the side exterior with handy storage cupboard located in the corner.

## BEDROOM ONE

A sumptuous large master bedroom filled with natural light through the large uPVC window to the front. Sensational décor with carpet flooring, built in wardrobes, wall mounted radiator with plenty of space for bedroom furniture.

## BEDROOM TWO

A further double bedroom, neutrally decorated with built in wardrobes providing extra storage, wall mounted radiator, carpet flooring and uPVC window to the rear.

## SHOWER ROOM

An elegant Shower Room, fitted with three piece suite. Comprising of double shower cubicle, low flush WC and wall mounted wash hand basin. Extra bonuses of easy to clean fully tiled walls with wall mounted radiator and frosted uPVC window to the rear.

## GARAGE

Offering that extra secure storage we all crave for, further off road parking with up and over door. Housing the combi boiler with large window to the side, having extra benefit of its very own vehicle inspection pit and access to partially boarded loft.

## EXTERIOR

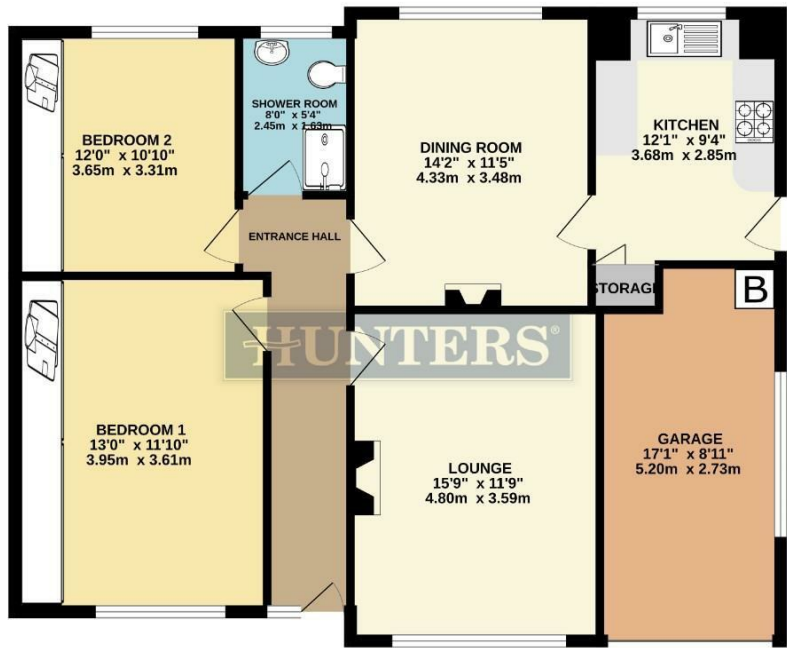
The magnificent grounds of this home make a great impression on any guest. The front of the property benefits beautiful established plants and shrubs adding not only privacy but a splash of colour with extra bonus of a gated driveway providing plenty of off road parking leading straight to the garage.

To the rear of the property is an extensive sunny garden. Mainly laid to lawn with hard landscaped patio area, ideal for seating in summer months. With established trees, shrubs and flower beds adding beauty and privacy.



Floorplan

GROUND FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA: 1031sq.ft. (95.8 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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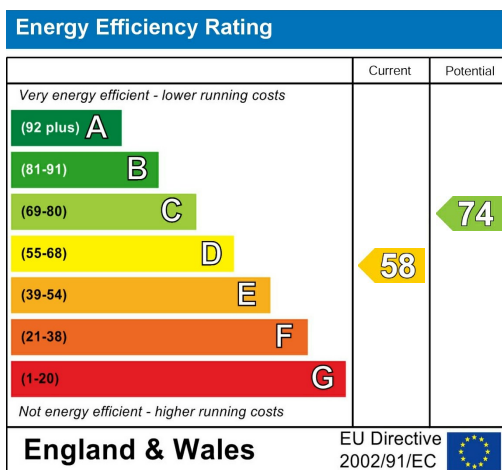








## Energy Efficiency Graph

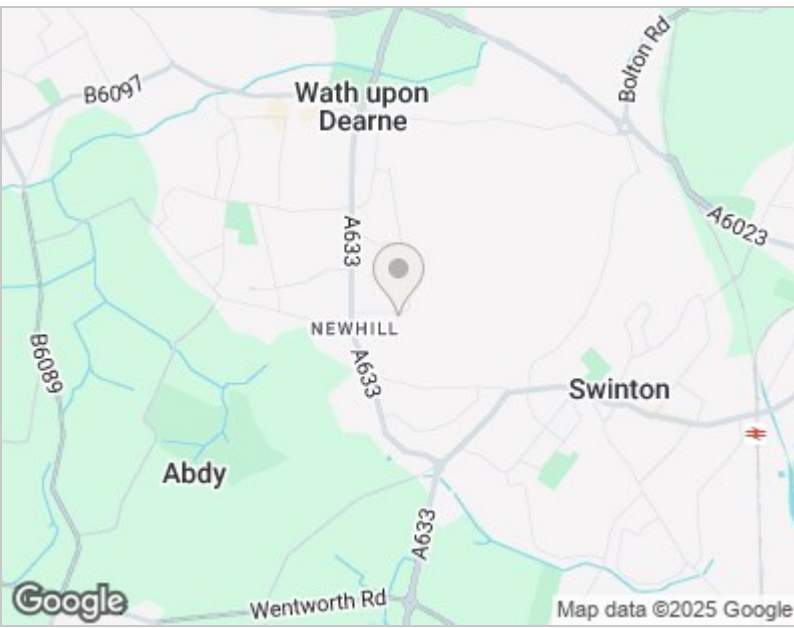


## Viewing

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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