

# HUNTERS<sup>®</sup>

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## Kingsbrook Chase

Wath-Upon-Dearne, S63 7FG

Guide Price £300,000 - £320,000



- FOUR BEDROOM DETACHED PROPERTY
- SECURE OFF ROAD PARKING
- DOWNSTAIRS WC
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING: C

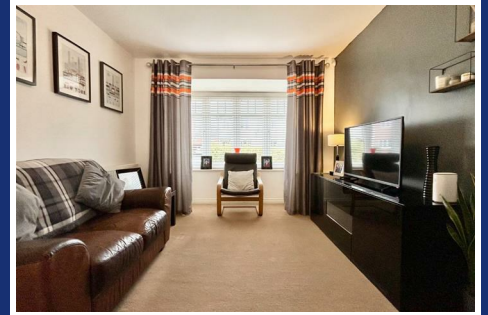
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN
- UTILITY ROOM
- LEASEHOLD
- COUNCIL TAX BAND: E

Tel: 01709 894440

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Nestled in the desirable Kingsbrook Chase, Wath-Upon-Dearne, this immaculate four-bedroom detached family home is a true gem.

As you enter, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms, perfect for both relaxation and entertaining. The living room is bright and airy, while the kitchen/diner offers a contemporary space for family meals and gatherings. The utility room and convenient downstairs WC add to the practicality of this well-thought-out home.

The first floor features a master bedroom complete with a dressing area and an en suite shower room, providing a private retreat for the homeowners. Three additional double bedrooms ensure ample space for family or guests, complemented by a stylish family bathroom.

The property is set within a sought-after estate, conveniently located near a picturesque reservoir and a variety of local amenities. Excellent public transport links and easy access to the A1 and M1 make commuting a breeze. Families will appreciate the proximity to reputable schools, making this an ideal location for those with children.

Outside, the home boasts secure off-road parking and a beautifully fully enclosed garden, perfect for outdoor activities and entertaining. With its tasteful décor and modern fixtures, this property is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate all that this stunning home has to offer.

Tel: 01709 894440



## ENTRANCE HALL

Stepping through a dark uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming entrance hall providing plenty of room to take off those winter muddy shoes as well as a handy large storage cupboard. Stylish décor with carpet flooring and carpeted stairs rising to the first floor. Doors leading to the Lounge, Kitchen/Diner, Downstairs WC, Garage and handy understairs storage cupboard.

## LOUNGE

13'3" x 14'9" (4.04m x 4.50m)

Light and airy living room being filled with natural sources of light via a uPVC French Doors accessing the rear garden. Beautifully presented with carpet flooring, wall mounted radiator and aerial point to finish.

## LIVING AREA

10'1" x 28'6" (3.07m x 8.69m)

The real hub of the home is the open plan living area, this really is the place to entertain family and friends, with a modern and well designed kitchen having an array of wall and base units providing storage with work surface over. Comprising of sink, drainer and stainless steel mixer tap, integrated four ring gas hob with extractor over, integrated electric oven, integrated fridge freezer and splash back to walls. UPVC windows to the rear, side and front of the property filling this room with natural light. Vinyl flooring in the kitchen area with carpet flooring in the living space. Plenty of space for a dining table, with wall mounted radiator and open arch door leading into the Utility Room.

## UTILITY ROOM

5'5" x 4'8" (1.65m x 1.42m)

Keeping the white goods separate from the kitchen, the utility is the ideal wash room. With space and plumbing for washing machine as well as dryer, contrasting work surface over with uPVC door leading straight into the enclosed rear garden.

## DOWNSTAIRS WC

3'4" x 5'6" (1.02m x 1.68m)

Handy addition to any busy household is the downstairs WC, comprising of pedestal wash hand basin, low flush WC and wall mounted radiator with extractor fan in place.

## LANDING

The impressive carpeted landing space has a uPVC window to the front with wall mounted radiator and doors leading to all four double bedrooms and family Bathroom.

## MASTER BEDROOM

10'4" x 9'5" (3.15m x 2.87m)

The generously sized master bedroom with its very own dressing area benefitting of a built in double sliding door wardrobe, providing that extra storage we all crave. Decorated in modern tones with wall mounted radiator,

aerial point, uPVC window to the rear and door to the en-suite.

## ENSUITE

5'2" x 8'8" (1.57m x 2.64m)

The stylish en-suite is perfect for any busy household, being partially tiled for easy clean, with vinyl flooring comprising of low flush WC, wash hand basin and double shower unit and uPVC frosted window to the side to finish.

## BEDROOM TWO

9'7" x 15'1" (2.92m x 4.60m)

Further double bedroom, with modern décor, carpet flooring wall mounted radiator, carpet flooring and again with uPVC window overlooking the rear garden. Further uPVC window to the side elevation with plenty of space for extra bedroom furniture.

## BEDROOM THREE

10'3" x 11'3" (3.12m x 3.43m)

Another good-sized double bedroom with carpet flooring, modern decor, wall mounted radiator and uPVC window to the front.

## BEDROOM FOUR

10'5" x 10'5" (3.18m x 3.18m)

A further well-presented double bedroom, comprising uPVC window, carpet flooring and wall mounted radiator.

## BATHROOM

6'9" x 9'5" (2.06m x 2.87m)

A generously sized family bathroom with four piece suite. Comprising of partially tiled walls, glass shower cubicle, white bath, low flush WC, white pedestal sink, wall mounted radiator, vinyl flooring, spot lighting, extractor fan and frosted uPVC window.

## GARAGE

9'7" x 17'4" (2.92m x 5.28m)

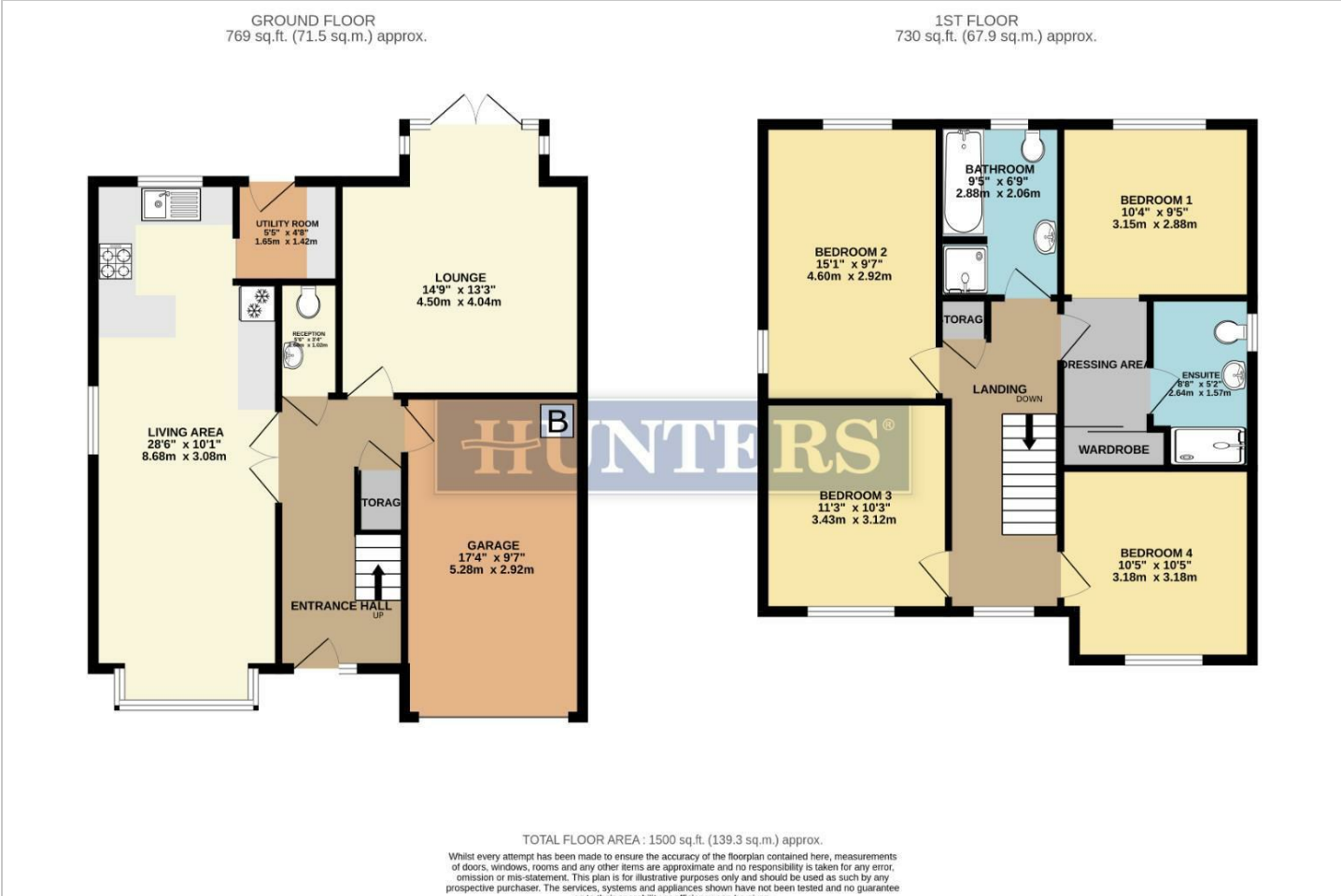
Creating secure of street parking or extra storage space. Having power and lighting with up and over door.

## EXTERIOR

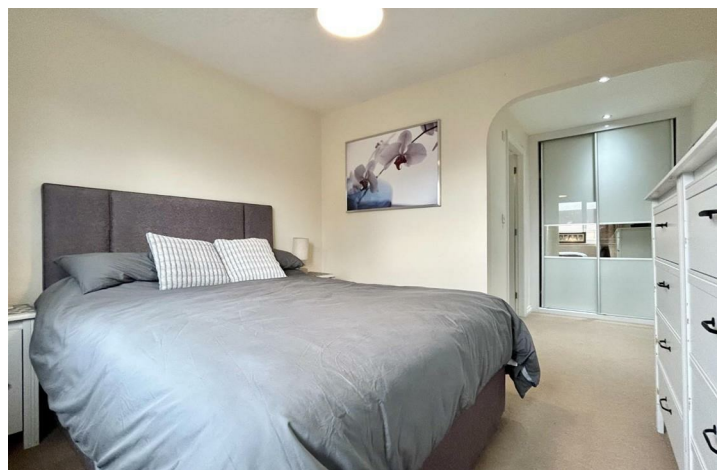
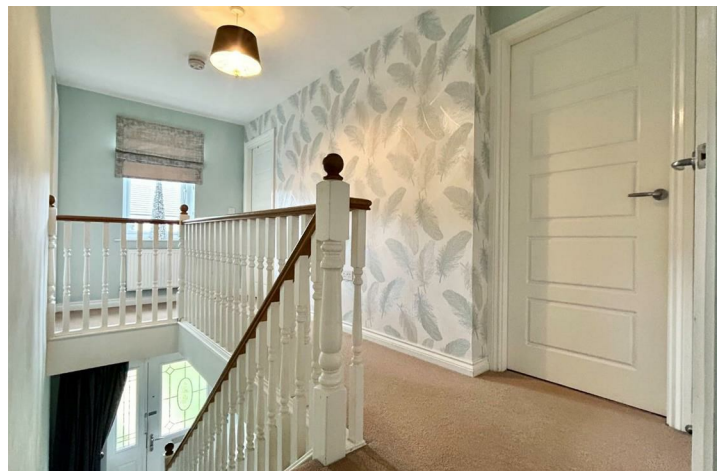
The property boasts great kerb appeal with well-maintained lawns boarded by hedging. Having a blocked paved driveway leading to the integral garage providing ample off-road parking. Path leading to the front entrance door.

To the rear of the property stands a large fully enclosed garden being mainly laid to lawn with slabbed pathway leading to the uPVC French Doors. Perfect space to entertain family and friends in the summer months.

Floorplan



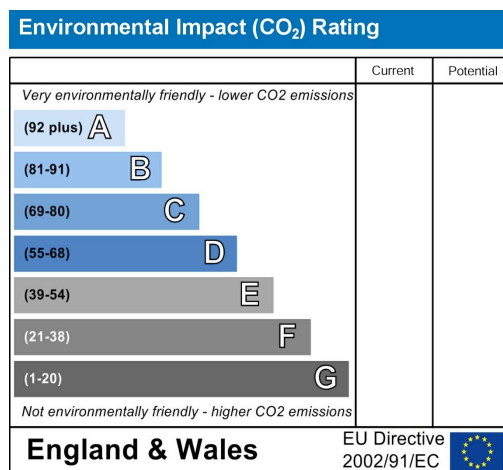
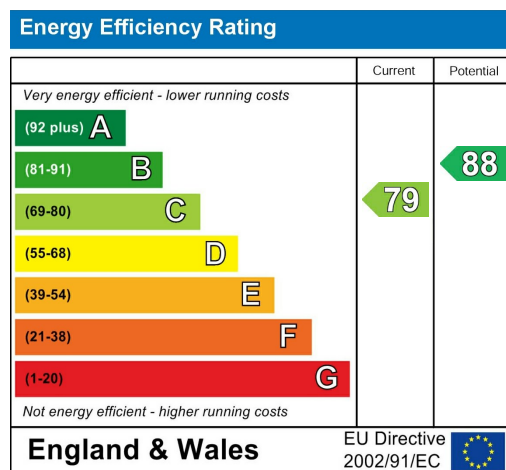








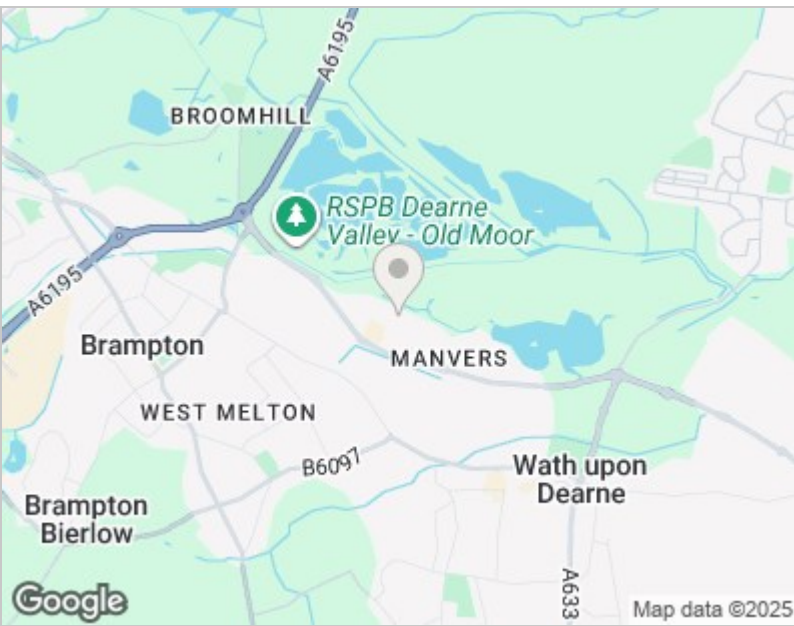
## Energy Efficiency Graph



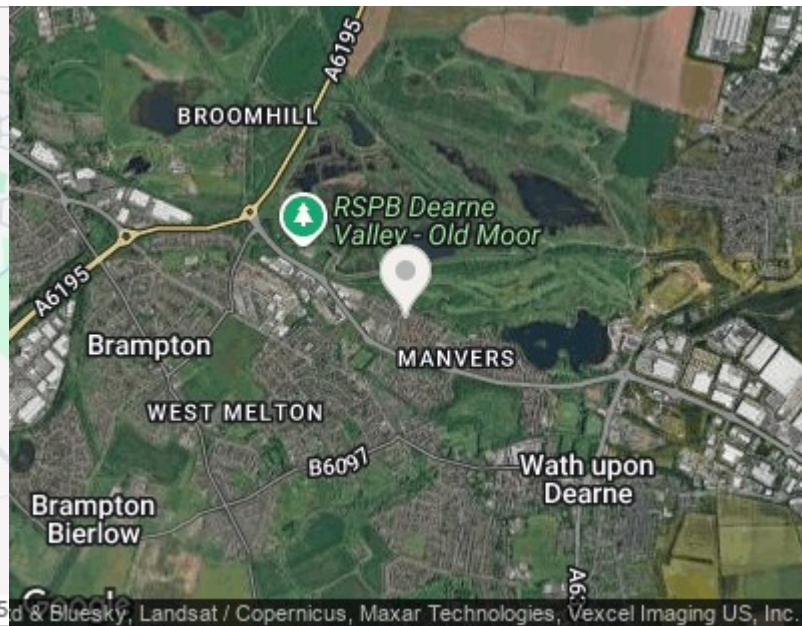
## Viewing

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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