



**Melton Green, Wath-upon-Dearne, ROTHERHAM, S63 6AA**



**welcome to**

**Melton Green, Wath-upon-Dearne, ROTHERHAM**

**\*£625,000-£675,000\*** BROOKFIELD HOUSE This is a stunning family home set in a private enviable hideaway, the property and grounds are immaculately maintained to a high standard and benefit from beautiful views of the surrounding area, this property won't fail to impress.



### Entrance Hall

Having a UPVC double glazed door and window to the front, a central heating radiator and a useful storage cupboard.

### Downstairs W/ C

Fitted with a hand wash basin and W.C. Also having a side facing UPVC double glazed window.

### Study

8' 11" x 8' 1" ( 2.72m x 2.46m )

Having a side facing UPVC double glazed window and laminate flooring throughout.

### Lounge

14' 3" x 23' 3" max ( 4.34m x 7.09m max )

A tastefully decorated & spacious lounge, the focal point of which being the open fire place. Also having three UPVC double glazed patio doors, a side facing window and two central heating radiators.

### Dining Room

14' 4" x 12' 10" ( 4.37m x 3.91m )

Having a front facing UPVC double glazed window, a central heating radiator and laminate flooring throughout.

### 3rd Reception Room

13' x 26' 2" ( 3.96m x 7.98m )

Having a front facing UPVC double glazed window and two central heating radiators.

### Kitchen

25' 8" x 12' 4" ( 7.82m x 3.76m )

A beautifully presented, modern style kitchen which has been partially tiled. Fitted with a range of wall and base units with co-coordinating work surfaces housing the one and a half bowl sink & drainer unit and the electric oven with gas hob. Also having a wine cooler, plumbing for a dishwasher, a bench, a central heating radiator, laminate flooring, UPVC double glazed windows to the front, side & rear and a further door leading to the rear.

### Utility Room

16' 1" x 9' 10" ( 4.90m x 3.00m )

A partially tiled utility room having a range of wall and base units with work surfaces housing the 1 one a half bowl sink & drainer unit. There is also plumbing for a washing machine, an electric oven, front and side facing UPVC double glazed windows and a door leading to the rear.

### Landing

Having a side facing UPVC double glazed window and a feature glass banister.

### Bedroom One

19' 11" x 13' 4" into recess ( 6.07m x 4.06m into recess )

Having a side facing UPVC double glazed window, built in wardrobes providing hanging & storage space and a central heating radiator.

Patio doors lead to the balcony which has astro turf creating perfect area to relax & unwind in.

### En-Suite

A partially tiled en-suite fitted with a bath with mixer taps, shower cubicle, hand wash basin & W.C. There is also a rear facing UPVC double glazed window and a central heating radiator.

### Bedroom Two

10' 1" x 12' 1" ( 3.07m x 3.68m )

Having a front facing UPVC double glazed window and a central heating radiator.

### Bedroom Three

12' 3" x 13' 5" built in wardrobes ( 3.73m x 4.09m built in wardrobes )

Having built in wardrobes providing hanging & storage space, a front facing UPVC double glazed window and a central heating radiator.

### Bedroom Four

10' 9" x 12' 1" built in wardrobes ( 3.28m x 3.68m built in wardrobes )

Having Juliet doors, built in wardrobes and a central heating radiator.

### Bathroom

A modern style bathroom which has been partially tiled. Fitted with a bath with mixer taps, shower cubicle, two wash hand basin's with vanity cupboards and a W.C. There is also a central heating radiator and a side facing UPVC double glazed window.

### Outside

The property sits on an envious plot with beautifully well maintained gardens.

To the front there is a electric gates enclosing a lawned garden with a pebbled area.

To the rear is a breath-taking garden which has lawned, pebbled and paved areas, There is also a raised decking area which is the focal point of the garden - making this either the perfect entertaining ground or your own private haven.

### Garage

Having power, light, plumbing and an electric door.



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## Melton Green, Wath-upon-Dearne, ROTHERHAM

- Stunning 4 bedroom detached property
- Ent hall, d/stairs WC, study, lounge, dining room, 3rd reception room, kitchen, utility room
- 4 bedrooms, en-suite & balcony to master, family bathroom
- Front garden with electric gates to the front & stunning rear garden with a gate leading to the front
- Garage with power, light, plumbing & electric door

Tenure: Freehold EPC Rating: D

guide price



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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