



Ellis Grove, Wath-Upon-Deane Rotherham S63 6GG

welcome to

Ellis Grove, Wath-Upon-Dearne Rotherham

TOUCH WOOD YOU DON'T OUT ON THIS! A spacious 4-bed detached boasting stunning accommodation with an en suite, WC, drive, garage & rear garden with versatile summer house. Close proximity to shops, schools, transport, Cortonwood & Wath Lake. Perfect family home - CALL US NOW!



Ground Floor:

Entrance Hallway

A welcoming entrance which comprises of an entrance door to the front and a central heating radiator.

Downstairs W.C

Fitted with a W.C, a hand wash basin and a central heating radiator.

Lounge

10' 3" x 14' (3.12m x 4.27m)

Presented with two UPVC double glazed windows to the front and a central heating radiator.

Kitchen/Dining Room

A beautifully presented kitchen/diner which is fitted with a range of wall and base units with co-ordinating work surfaces housing the inset sink & drainer unit and the appliances such as the electric oven and hob with a cooker hood above, plumbing for a washing machine & dishwasher, a wine cooler and space for a fridge/freezer. There is also a useful storage cupboard, two UPVC double glazed windows and french doors leading to the rear.

1st Floor:

Landing

Having a UPVC double glazed window to the side and access to the loft.

Bedroom One

11' 7" x 11' 1" (3.53m x 3.38m)

A spacious bedroom, which is presented with two UPVC double glazed windows to the front, a central heating radiator and lovely fitted wardrobes providing hanging & storage space.

En-Suite

A stylish suite which is fitted with a double shower cubicle, a W.C & hand wash basin, a heated towel rail and a UPVC double glazed window to the side.

Bedroom Two

10' 3" x 14' (3.12m x 4.27m)

A front facing bedroom which has a central heating radiator and two UPVC double glazed windows to the front.

Bedroom Three

8' 11" x 11' into recess (2.72m x 3.35m into recess)

Having a central heating radiator and a UPVC double glazed window to the rear.

Bedroom Four

7' 6" x 9' 9" (2.29m x 2.97m)

Having a central heating radiator and a UPVC double glazed window to the rear.

Bathroom

Comprises of a bath with a shower over, a W.C & a hand wash basin. There is also a heated towel rail and a UPVC double glazed window.

Exterior:

Driveway & garage providing off street parking.

Delightful rear garden with versatile summer house.

Garage

Having a garage door to the front for vehicle access.



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welcome to

Ellis Grove, Wath-Upon-Dearne Rotherham

- Luxurious 4 bedroom detached family home. EPC B. Council Tax D
- Well placed for amenities, schools, shops, transport links, Cortonwood Retail Park, Wath Lake
- Beautifully presented & contemporary throughout
- Downstairs W.C, en-suite & family bathroom
- Driveway & garage providing off street parking

Tenure: Freehold EPC Rating: B

£285,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB118589 - 0003

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