



35 Fitzwilliam Avenue

Wath-upon-Dearne, ROTHERHAM, S63 7HN

Offers Over £240,000



Spacious enough to accommodate a growing family or provide room for guests and a home office. With the addition of a sunroom, this home offers extra living space for relaxation and enjoyment, the cozy log burner adds warmth and character, creating a perfect ambiance for chilly evenings. For those who love outdoor living, the expansive rear garden provides ample space for gardening, entertaining, or simply enjoying the outdoors. Convenient off-road parking ensures the security and accessibility of your vehicles. Situated in a desirable neighborhood, this home offers easy access to local amenities and public transport, enhancing your quality of life.

If you're looking for a property that combines modern comfort with classic charm and outdoor bliss, this is an opportunity you won't want to miss.



GROUND FLOOR

Entrance

A composite entrance doors and stairs rising to the first floor landing.

Lounge

Step into the inviting front-facing lounge/dining room of this well-presented home, where comfort meets style. This versatile space offers natural light which pours into the room through the bay-style double glazed window, creating a bright and airy atmosphere while providing a charming architectural detail.

Kitchen

Comprising a range of wall and base units, worktop surface over which incorporates the sink unit with mixer taps, space for a range cooker, integrated cooker hood, useful pantry and side door gives access to the porch which can be a versatile space. Overall, this kitchen layout is well-equipped with storage, appliances, and functional features for cooking and daily use.

Dining/Sitting Room

The combination of features in the dining/sitting room, include the TV aerial point and access to the sunroom, creates a comfortable and versatile living space for both dining and leisure activities. It allows for entertainment and relaxation while enjoying natural light and views through the French doors.

Sun Room

This sunroom really is a wonderful addition to the home, offering a combination of comfort and functionality. It's a place where you can unwind, appreciate the garden views, stay warm during colder seasons with the addition of a log burner, and even catch up on your favorite shows.

Side Porch

Versatile space.

FIRST FLOOR

Bedroom One

A comfortable and functional bedroom. The double-glazed window ensures insulation and natural light, the radiator provides heating during colder weather, and the fitted furniture enhances storage and organization, making the bedroom a practical and cozy space.

Bedroom Two

With a double-glazed window, radiator provides heat during colder weather, and the fitted furniture enhances storage and organization.

Bathroom

The four-piece suite covers all essential bathroom fixtures, while the double-glazed window and radiator enhance comfort and functionality.

Second Floor

Master Bedroom

A master bedroom with an en-suite, radiator, and double-glazed window is a well-appointed and comfortable space within a home. The en-suite adds convenience, the radiator ensures comfort throughout the year, and the double-glazed window offers both insulation and natural light.

En-Suite

A three piece suite providing shower cubicle, vanity wash hand basin and wc.

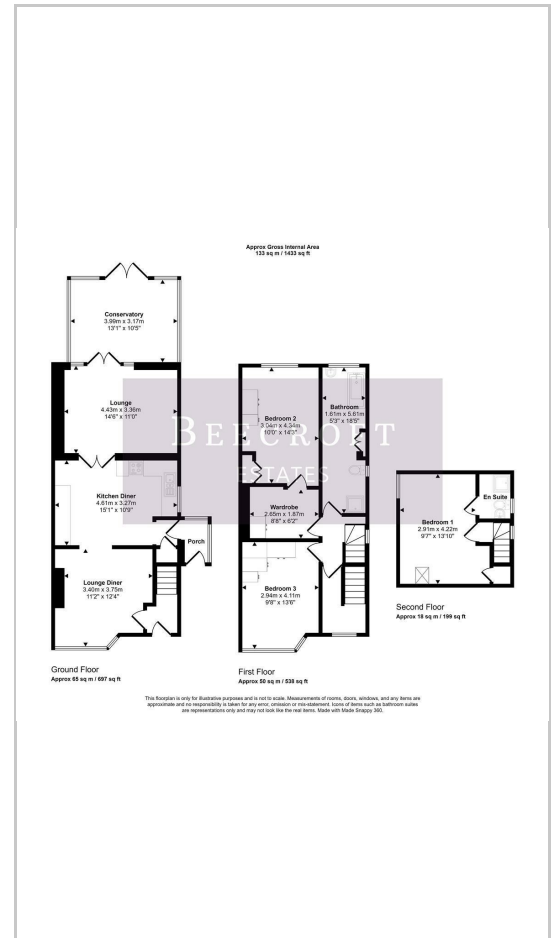
OUTSIDE

well-designed and appealing outdoor space, combining practicality with aesthetics. The block paved drive provides ample parking space, while the beautifully maintained garden, lawn, decking, and shrub borders create a tranquil and inviting outdoor retreat.

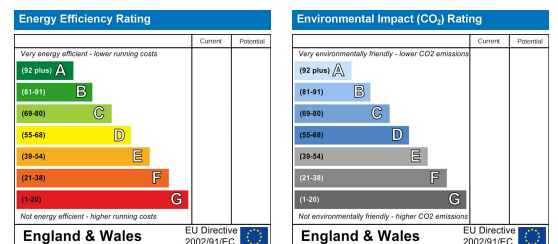
Area Map



Floor Plans



Energy Efficiency Graph



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Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: info@beecroftestates.co.uk www.beecroftestates.co.uk