



21 Kingsbrook Chase, Wath-Upon-Dearne, Rotherham, S63 7FG

Guide Price £325,000

***GUIDE PRICE £325,000 - £335,000 ***

Offering flexible living accommodation, with separate reception rooms on offer is this extensive double en suite family detached home. Situated to be within walking distance of the amenities within Manvers and the lake and golf course further afield offering countryside walks. The property itself hosts a double driveway and garage, with en suites to master and second bedrooms. Affording catchment for well regarded local schooling both primary and secondary.

Merryweathers

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Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Deerne or simply Wath) is a small town on the south side of the Dearne Valley in the historic county of the West Riding of Yorkshire and the Metropolitan Borough of Rotherham, South Yorkshire, England, lying 5 miles (8 km) north of Rotherham, almost midway between Barnsley and Doncaster. Wath can trace its existence back to Norman times, having an entry in the Domesday Book as Wad and Waith.

Material Information

Council Tax Band - E

Tenure - Leasehold 999 years from and including 23 November 2010 @ £86.56 per quarter.

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Entrance Hallway



With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation and useful in stair storage.

Lounge 15'5" max x 15'3" (4.72m max x 4.65m)



Stunning triple aspect reception room, beautifully decorated hosting central heating radiators.

Family Dining Kitchen 22'10" x 14'7" max (6.96m x 4.45m max)



Spacious open plan kitchen/dining area being of an excellent size with light from the rear and side elevation. The fully fitted kitchen has a range of wall and base units in white high gloss with chrome effect handles and contrasting wood block effect laminate worktop. One and a half bowl stainless steel drainer sink with chrome mixer tap over, integrated double oven and matching gas hob. There is a breakfast bar area providing further dining options. There is a double glazed window to the rear elevation overlooking the garden, there is wood effect vinyl flooring and inset ceiling spot lights. The dining area benefits from a large bay window effect patio doors leading to the rear garden. There is also a window to the side, central ceiling light and two central heating radiators.

Study / Snug 12'4" x 9'1" (3.76m x 2.79m)



Situated to the front of the property with double glazed window, central heating light and central heating radiator. This room is currently used as an office, however, could also be used as a snug or occasional bedroom five.

Utility



A timber effect glazed door to the rear elevation, continuation of the kitchen worktop with wall units, plumbing for washing machine and space for an American fridge freezer. The area has central ceiling light, central heating radiator and extractor fan. A door leads to the downstairs wc.

Downstairs WC

Having a two piece white suite with low level wc, wall mounted basin with chrome mixer tap over, obscure double glazed window to the side elevation, inset ceiling spot lights and central heating radiator.

Landing

This open landing has spindled balustrade, uPVC double glazed window to the front elevation, two ceiling lights and central heating radiator. With airing cupboard housing the boiler.

Master Bedroom 13'3" x 9'3" (4.06m x 2.82m)



Situated to the front of the property with uPVC double

glazed window, this is an excellent double room with archway leading through to the dressing area with a bank of fitted wardrobes. Central ceiling light and central heating radiator.

En Suite



Having a three piece white suite of low level wc, pedestal basin with chrome mixer tap over and a double shower cubicle with glazed doors and chrome mixer shower over. Part tiling, inset ceiling spot lights, extractor fan and obscure double glazed window to the side elevation

Bedroom Two 10'11" x 10'7" (3.35m x 3.23m)



This double room is situated to the rear of the property with double glazed window, central ceiling light and central heating radiator. With access to the second en suite.

En Suite



With a three piece white suite of low level wc, pedestal wash hand basin with chrome mixer tap over and single

shower cubicle with bi-fold glazed door. The room has an obscure double glazed window to the side elevation, inset ceiling spot lights, extractor fan and central heating radiator.

a side courtesy door and workbench which further improves the garage.

Bedroom Three 9'10" x 9'1" (3.00m x 2.79m)



External

To the front of the property is a lawned garden area with plants and path leading to the front door. The rear garden is accessed via a timber gate to the side and is fully enclosed made up of both a lawned area and flagged patio area with fencing around. There is access via a gate to the rear which leads to the detached double garage.

Another double room situated to the front of the property with uPVC double glazed window, this has a central ceiling light and central heating radiator.

Bedroom Four 9'4" x 8'5" (2.87m x 2.59m)



A further double room with light provided from two elevations with uPVC double glazed window to the rear and side, central ceiling light and central heating radiator.

Bathroom

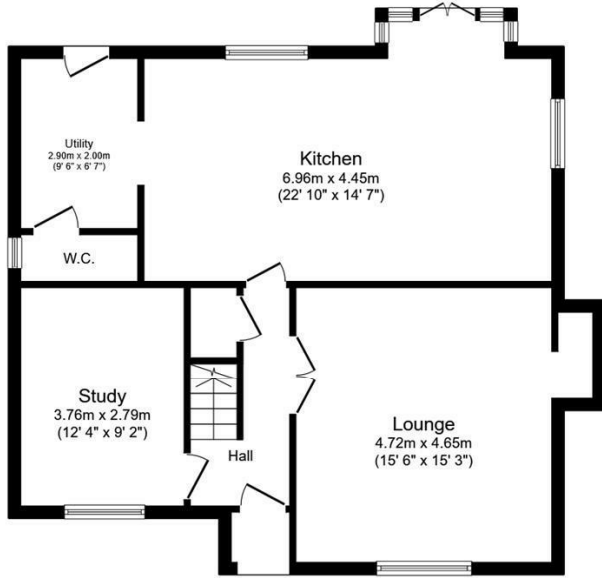


Comprising of a four piece suite of low level wc, pedestal wash hand basin with chrome mixer tap over, bath with mixer tap and single enclosed shower unit with glazed bi-fold door. Obscure double glazed window to the rear elevation, inset ceiling spot lights, central heating radiator and extractor fan. The room is part tiled.

Detached Double Garage

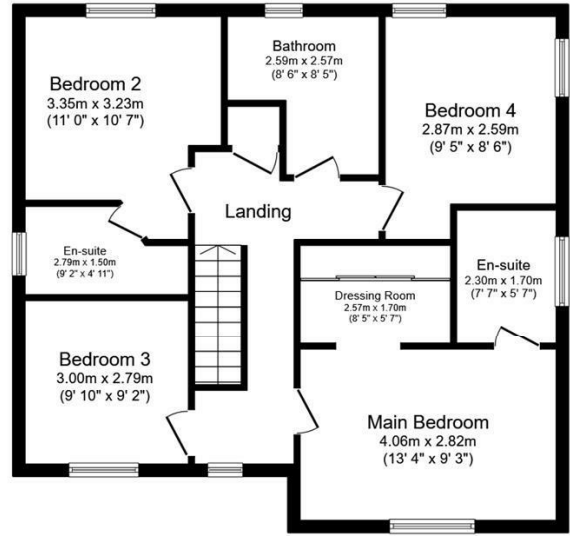
With power and lighting. Two single up and over doors. A pitched roof provides further storage. Block paved driveway in front of the garage provides off street parking for a further two vehicles. There has been an addition of

Floor Plan



Ground Floor

Floor area 77.0 m² (829 sq.ft.)



First Floor

Floor area 73.6 m² (793 sq.ft.)

TOTAL: 150.7 m² (1,622 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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