

HUNTERS[®]

HERE TO GET *you* THERE



Ellis Grove

Wath-Upon_Dearne, Rotherham, S63 6GG

Guide Price £290,000 - £300,000



- FOUR BEDROOM DETACHED PROPERTY
- BEAUTIFUL LARGE GARDEN
- STYLISH DECOR
- LEASEHOLD
- EPC RATING: B

- SOUGH AFTER LOCATION
- UTILITY ROOM AND DOWNSTAIRS WC
- MASTER BEDROOM WITH ENSUITE
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: D

Tel: 01709 894440

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Nestled in the charming area of Ellis Grove, Wath Upon Dearne, this splendid four-bedroom detached family home offers an ideal blend of comfort and convenience. With generous dimensions throughout, the property boasts modern fixtures and fittings that cater to contemporary living standards.

As you approach the residence, you will appreciate the off-road parking, which includes both a drive and a garage, providing ample space for vehicles and additional storage. The enclosed spacious rear garden is a delightful feature, perfect for family gatherings, outdoor activities, or simply enjoying a peaceful afternoon in the sun.

The location is particularly advantageous, being in close proximity to local amenities, ensuring that everyday necessities are just a stone's throw away. Furthermore, the property benefits from excellent transport links, making it a superb choice for those who commute.

This home is not just a place to live; it is a sanctuary for families seeking a harmonious lifestyle in a welcoming community. With its modern appeal and practical features, this property is sure to attract interest from discerning buyers. Do not miss the opportunity to make this wonderful house your new home.

ENTRANCE HALL

Via a composite door this leads into the roomy entrance hall, well presented with neutral décor, wall mounted radiator, stairs rising to first floor, laminate flooring and doorway leading to lounge.

LOUNGE

10'6" x 15'3" (3.20m x 4.65m)

A light and airy living space, drenched in natural light through a large front facing uPVC window, also comprising stunning media wall with feature electric fireplace built in giving a great focal point to the room, laminate flooring, aerial point, wall mounted radiator and double doors opening out into the kitchen/diner creating a great social space or family hub.

KITCHEN DINING ROOM

18'03" x 9'9" (5.56m x 2.97m)

An impressive, modern kitchen/diner hosting an array of white wall and base units providing plenty of storage space, complimentary work surfaces and breakfast bar, inset stainless steel sink and drainer with matching mixer tap, built in four ring electric hob, integrated electric oven, further integrated appliances include fridge, freezer and dishwasher. UPVC window looking out into the rear garden. The dining area hosts laminate flooring, wall mounted radiator and uPVC French doors opening directly out onto the patio, allowing you to bring the outdoors in on those summer days. Further doors leading to handy storage cupboard and Utility Room.

UTILITY ROOM

4'8" x 6'7" (1.42m x 2.01m)

This great added room with base units matching the kitchen, laminate flooring perfect for a family and making daily life a little easier, this room also houses the combi boiler, has wall mounted radiator, uPVC door leading to the side elevation with further internal door leading to the downstairs WC.

DOWNSTAIRS WC

4'8" x 2'5" (1.42m x 0.74m)

Handy addition to any busy household, comprising of low flush WC, corner wash hand basin, wall mounted radiator and uPVC frosted window to the rear elevation.

LANDING

The roomy landing has access to the loft hatch which is partially boarded for added storage, carpet flooring and doors leading to all four bedrooms, family bathroom and airing cupboard.

BEDROOM ONE

13'9" x 12'7" (4.19m x 3.84m)

The impressive master bedroom is beautifully presented and generously sized, flooded with natural light from large uPVC window to the front, plenty of room for bedroom

furniture, carpet flooring, wall mounted radiator, aerial point and door to the ensuite.

ENSUITE

6'5" x 5'6" (1.96m x 1.68m)

The sleek ensuite is a great spot to relax after a long day, comprising of shower unit with glass screen, low flush WC and wash hand basin, splash back tiling with wall mounted radiator and frosted uPVC window.

BEDROOM TWO

8'8" x 11'8" (2.64m x 3.56m)

A generously sized double bedroom, boasting of laminate flooring, wall mounted radiator, aerial point and uPVC window overlooking the front exterior.

BEDROOM THREE

8'9" x 9'2" (2.67m x 2.79m)

A further good sized bedroom with plenty of room for bedroom furniture. Comprises of splendid décor, laminate flooring, wall mounted radiator and uPVC window to the rear.

BEDROOM FOUR

6'8" x 9'2" (2.03m x 2.79m)

Another beautifully presented fourth bedroom or great home office space, with wall mounted radiator, carpet flooring and uPVC window to the rear.

BATHROOM

6'4" x 5'8" (1.93m x 1.73m)

The family bathroom is the ideal spot to relax and unwind after a long day, having three piece suite fitted comprising of low flush WC, pedestal wash hand basin and bath with shower over and glass screen in place. Fully tiled with uPVC frosted window to the rear and wall mounted radiator.

GARAGE

9'4" x 15'2" (2.84m x 4.62m)

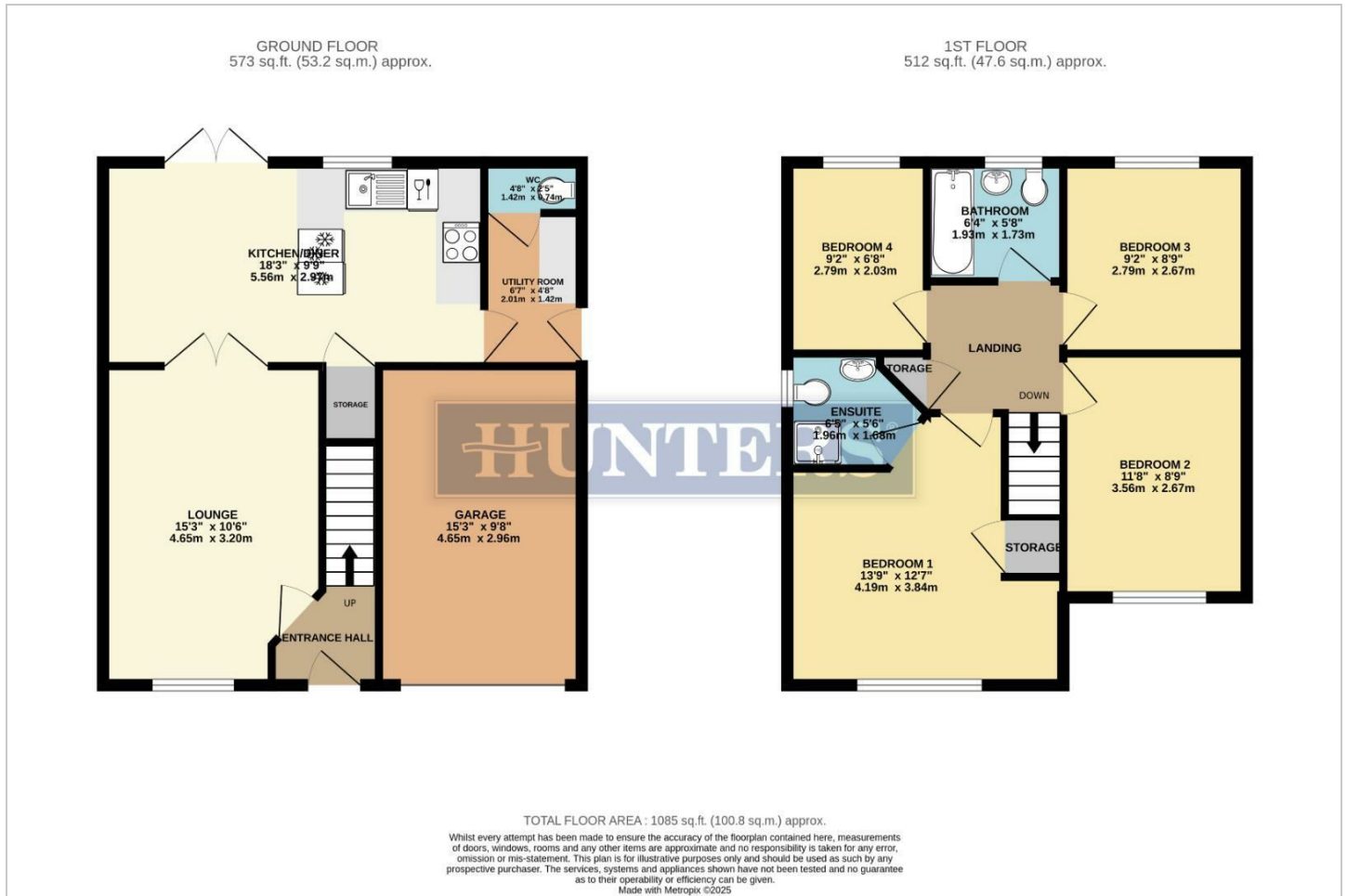
More secure off road parking or great storage space the garage can be accessed via an up and over garage door at the front. Having power and lighting.

EXTERIOR

The front of the home oozes kerb appeal, with well maintained driveway for a couple of cars leading up to the front entrance and garage. Small easy to maintain lawn area adding splashes of colour.

At the rear is a fully enclosed spacious garden, partly paved ideal for seating and enjoying the warmer weather. Well maintained large lawn area, this really is a space all the family can enjoy.

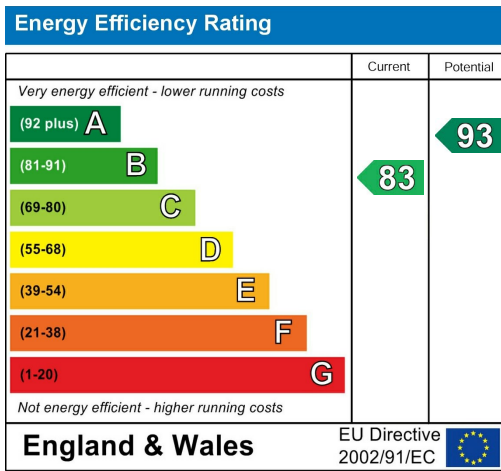
Floorplan







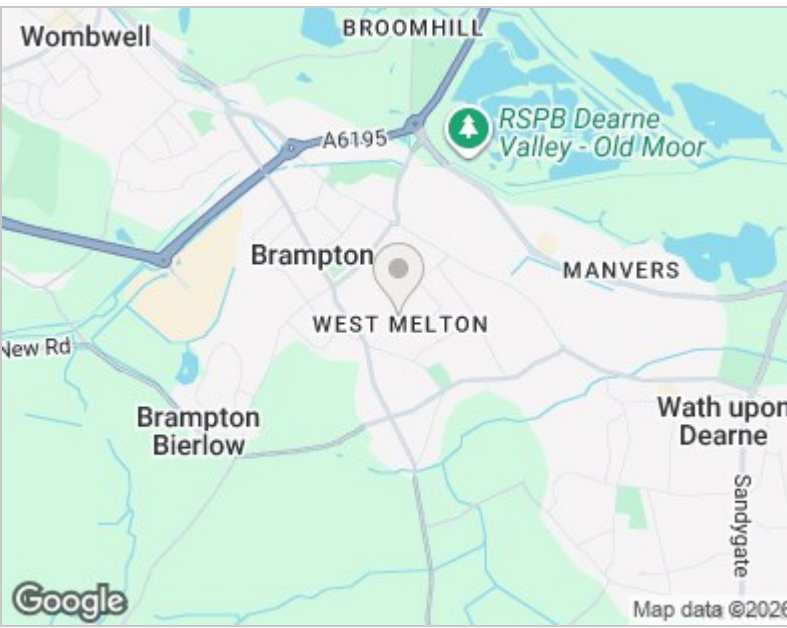
Energy Efficiency Graph



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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