



## Warwick Mews

Wath-Upon-Dearne, S63 7FZ

Guide Price £325,000 - £335,000



- FOUR BEDROOM DETACHED FAMILY HOME
- OFF ROAD PARKING WITH DRIVE AND DETACHED GARAGE
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES AND GOOD COMMUTE LOCATION
- EPC RATING TBC
- SOUGHT AFTER ESTATE CLOSE TO MANVERS LAKE
- WELL LANDSCAPED, FULLY ENCLOSED SOUTH FACING GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND D

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Nestled in the desirable Warwick Mews, Wath-Upon-Dearne, this splendid four-bedroom detached house offers a perfect blend of modern living and comfort. Built in 2014, this new build property spans an impressive 1,227 square feet, providing generous dimensions throughout that cater to both family life and entertaining.

Upon entering, you are greeted by a spacious reception room that invites warmth and relaxation. The well-appointed kitchen and dining area are fitted with contemporary fixtures and fittings, ensuring a stylish yet functional space for culinary adventures. The property boasts two well-designed bathrooms, making it ideal for families or guests.

One of the standout features of this home is the beautifully landscaped, fully enclosed south-facing garden, perfect for enjoying sunny afternoons or hosting gatherings. The outdoor space is complemented by off-road parking, including a drive and a detached garage, providing ample room for vehicles and additional storage.

Situated in a sought-after estate, this property is conveniently located near Mavers Lake, offering picturesque walks and outdoor activities. Furthermore, it is close to all local amenities, ensuring that daily necessities are just a stone's throw away. With excellent transport links, this home is also well-positioned for commuters, making it an ideal choice for those who travel for work.

In summary, this four-bedroom detached house in Warwick Mews is a remarkable opportunity for anyone seeking a modern, spacious, and well-located family home. Don't miss the chance to make this delightful property your own.

## Entrance Hall

Stepping through a dark composite front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming entrance hall providing plenty of room to take off those winter muddy shoes as well as a handy under stairs storage cupboard. Stylish décor with carpet flooring, wall mounted radiator and stairs rising to the first floor. Doors leading to the living room, kitchen/diner and downstairs WC.

## Downstairs WC

Handy addition to any busy household is the downstairs WC, decorated in neutral tones, with vinyl flooring and comprising of pedestal wash hand basin, low flush WC and wall mounted radiator with frosted uPVC window to the front.

## Living Room

Come into the light and airy living space, which is filled with natural sources of light via a large uPVC square bay window to the front. Beautifully presented with grey carpet flooring, wall mounted radiator and aerial point to finish making this a space the whole family can enjoy.

## Kitchen/Diner

The real hub of the home is the open plan kitchen/diner, this really is the place to entertain family and friends, with a modern and well designed kitchen having an array of wall and base units providing storage with contrasting work surface over. Comprising of sink, drainer and stainless steel mixer tap, integrated gas hob with extractor over, integrated electric oven, integrated dishwasher as well as fridge/freezer filling all of your kitchen needs, splash back to walls, inset spot lighting, uPVC window to the rear as well as uPVC French doors that open to the garden, wood effect flooring that flows through this area. Plenty of space for a large dining table, with wall mounted radiator while also housing the property combi boiler, and further internal door into the utility room which has plumbing and space for washer and dryer.

## Landing

Landing having uPVC window to the side elevation, access to loft hatch and doors leading to all bedrooms, family bathroom and airing cupboard.

## Bedroom One

The generously sized master bedroom benefits from built in double sliding door wardrobe, providing that extra storage we all crave. Decorated in cool tones with wall mounted radiator, aerial point, uPVC window to the front and door to the en-suite.

## En-suite

The stylish en-suite is perfect for any busy household, being partially tiled for easy clean, with decorative vinyl flooring, comprising of low flush WC, wash hand basin and shower unit, with wall mounted radiator and uPVC frosted window to the side elevation.

## Bedroom Two

Further double bedroom, neutrally decorated with wall mounted radiator, carpet flooring and uPVC window overlooking the rear garden. Plenty of space for extra bedroom furniture or storage is needed.

## Bedroom Three

Another good-sized double bedroom with carpet flooring, neutral décor, wall mounted radiator and uPVC window to the rear.

## Bedroom Four

A further well-presented bedroom or ideal home office/dressing room, comprising uPVC window to the front, carpet flooring and wall mounted radiator.

## Family Bathroom

The perfect to spot to relax and unwind is the family bathroom. Comprising of white bath, low flush WC, white pedestal sink, wall mounted radiator, vinyl flooring as well as splash back tiles to walls and uPVC frosted window to the side elevation finishes this room.

## Exterior

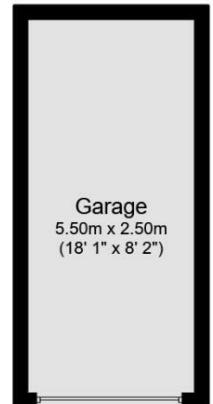
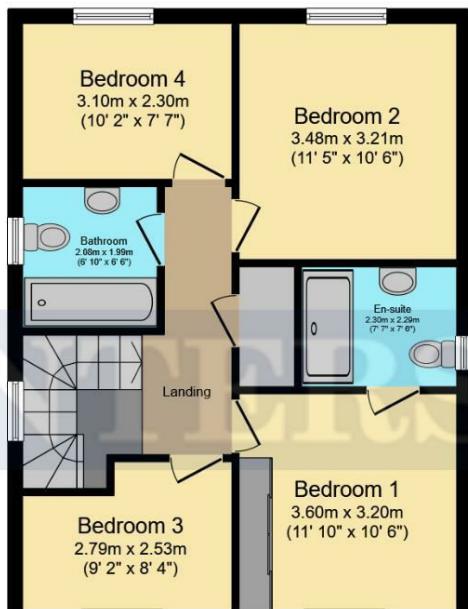
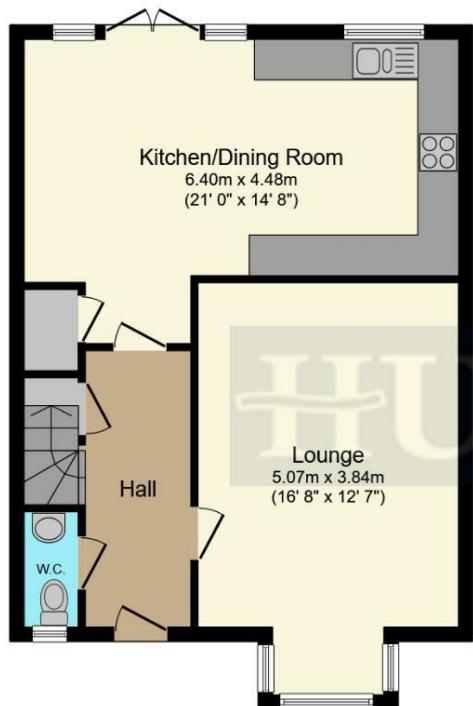
The property boasts great kerb appeal located on a quiet cul-de-sac with a well-maintained lawn to the front giving a splash colour while also having a large blocked paved driveway for two cars providing ample off-road parking with path leading to the detached garage and front entrance door. Access can also be gained to the rear if needed by a side gate.

To the rear of the property stands an exquisite well landscaped, south facing, fully enclosed garden area split into sections that the whole family can enjoy, starting with a paved patio, ideal for seating and enjoying the warmer months, leading to a well maintained lawn that also leads down the side of this home, finally a play area for the younger family members has been created with a wood chip for low maintenance also sitting to the boarders where potted plants have been added to add beauty and colour.

## Detached Garage

Creating even more secure off street parking or extra storage space. Accessed via an up and over door.

## Floorplan



**Total floor area: 125.9 sq.m. (1,355 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](http://www.Propertybox.io)

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### Energy Efficiency Graph

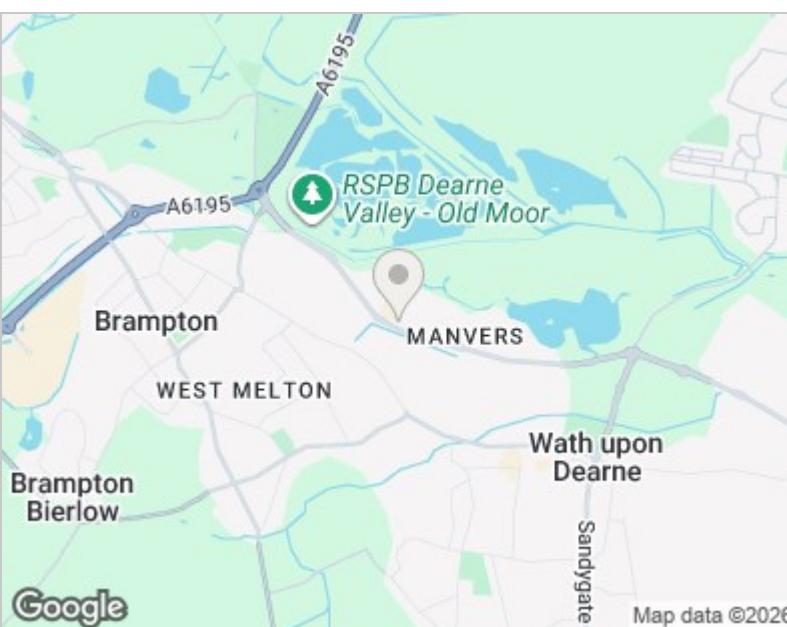
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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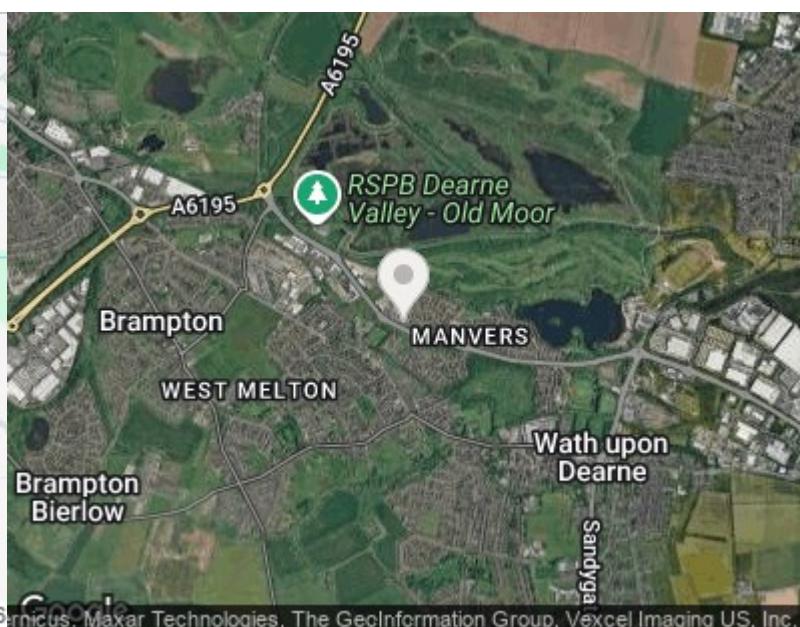
### Viewing

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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