



Whitworth Lane

Wath-Upon-Dearne, Rotherham, S63 6FS

Guide Price £300,000



- FOUR BEDROOM DETACHED FAMILY HOME, NO CHAIN
- ENCLOSED WELL LANDSCAPED REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- SOUGHT AFTER MANVERS ESTATE
- EPC RATING C
- OFF ROAD PARKING WITH LARGE DRIVE
- SUMMER HOUSE
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND D

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*** Guide Price £300,000 to £310,000 ***

Nestled in the desirable Manvers Estate of Wath-Upon-Dearne, this splendid four-bedroom detached family home offers a perfect blend of modern living and comfort. The property boasts three spacious reception rooms, providing ample space for family gatherings and entertaining guests. With generous dimensions throughout, each room is designed to create a welcoming atmosphere.

The home features two well-appointed bathrooms and downstairs WC, ensuring convenience for the entire family. The modern fixtures and fittings throughout the property enhance its appeal, making it a delightful place to call home.

Outside, you will find off-road parking with a large driveway, accommodating multiple vehicles with ease. The enclosed rear garden is a true highlight, beautifully landscaped and perfect for outdoor activities or simply enjoying a quiet moment in nature. Additionally, the garden includes a charming summer house, ideal for relaxation or as a creative space.

Situated close to all local amenities, this property is not only a wonderful family home but also offers the convenience of nearby shops, schools, and recreational facilities. This is an exceptional opportunity to acquire a well-appointed home in a sought-after location. Do not miss the chance to make this delightful property your own.

Entrance Hall

Via a composite front door this opens into the welcoming and spacious entrance hall, neutrally decorated with laminate to floor, wall mounted radiator, stairs rising to first floor and all doors leading to living room, kitchen, WC, dining room and second reception as well as handy storage cupboard.

Living Room

Step inside the bright and airy living space, having uPVC windows as well as French doors to the rear flooding this room with natural light, with a coal effect electric fire and surround giving this room not only a focal point but a cosy feel to enjoy family nights in, decorated in neutral tones with wall mounted radiator, carpet to floor and aerial point in place.

Kitchen

The modern and well designed kitchen is ideal for all cooking enthusiasts, having an array of wall and base units fitted in navy providing storage, contrasting work surface over with sunken sink, drainer and stainless steel mixer tap over, integrated white goods such as fridge/freezer, washing machine and dish washer cover the needs of a family with then an integrated electric oven, gas hob and extractor fan over, breakfast bar in place to enjoy your morning meals, tiled floor as well as splash back tiles to walls for easy clean, finished with wall mounted radiator, uPVC window and door to the rear.

Dining Room

A space to entertain family and friends, the roomy dining area is decorated in neutral tones with wood effect vinyl flooring, wall mounted radiator and uPVC window to the front elevation.

Downstairs WC

Handy addition to any busy house hold this room comprises of low flush WC, pedestal wash hand basin, tiled floor, wall mounted radiator and frosted uPVC window to the side elevation.

Family Room / Internal Garage

The internal garage is now a second reception area, this would be a great play room, snug or even home office, however can easily be converted back to a garage if needed, currently having uPVC window to the front, neutral décor, wood effect vinyl flooring and door opening to a further storage area which also houses the property's combi boiler.

Landing

The landing has uPVC window to the side elevation, neutral décor, wall mounted radiator, carpet to floor, access to the loft hatch which has a ladder, boarded for storage and has light. All doors from landing then lead to all bedrooms, family bathroom and handy storage cupboard.

Bedroom One

Generously sized master bedroom with fitted wardrobes providing that extra storage we all crave, decorated in neutral

tones with carpet to floor, wall mounted radiator, uPVC window to the front and door opening to the en-suite.

Ensuite

Perfect spot to refresh, the modern en-suite comprises of built in vanity with sunken wash hand basin and low flush WC, shower cubical, tiled floor for easy clean, chromed heated towel rail and frosted uPVC window to the front.

Bedroom Two

Currently used as an office space the second bedroom is a further good sized double room, with neutral décor, carpet to floor, wall mounted radiator and uPVC window to the front.

Bedroom Three

Another roomy double the third bedroom comprises of carpet to floor, wall mounted radiator and uPVC window to the rear.

Bedroom Four

Last but certainly not least is the fourth bedroom, a smaller double room with neutral décor, wall mounted radiator, carpet to floor and uPVC window to the rear.

Family Bathroom

Ideal spot to relax and unwind is the family bathroom, comprising of low flush WC, pedestal wash hand basin and bath with shower over and screen in place, having splash back tiles to walls as well as tiled floor, wall mounted radiator and frosted uPVC window to the side elevation finishes this room.

Exterior

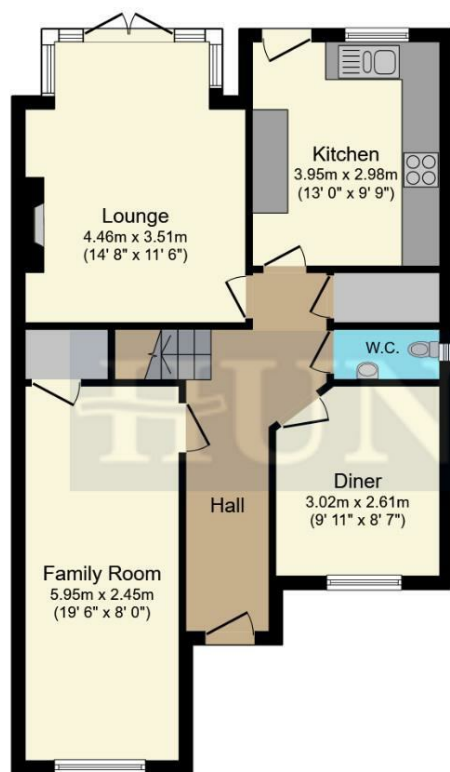
The front of this home oozes kerb appeal, not only does it have ample off road parking for multiple cars on a well maintained paved drive but also faces greenery so you are not overlooked and have a view, the front also has paths down the sides of the home, one leading to a lean to for storage and bins with a further door opening to the rear garden, decoctive pebbles sit to the borders to finish off the look.

To the rear of this home is a fully enclosed landscaped garden, pathed in Yorkshire stone providing a patio area for seating and enjoying the warmer months as well as providing pathways in and around the garden, a further raised deck provides another space for seating with a well maintained lawn to the centre, the garden also provides electric points, lighting and outside tap as well as been the home to the brilliant added bonus of the summer house.

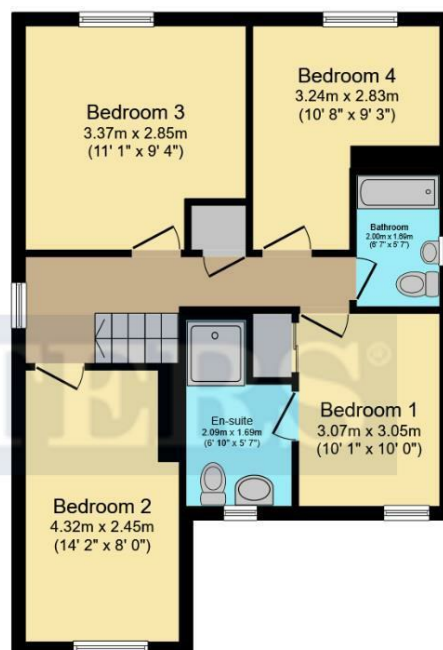
Summer House

The wooden built summer house is a fantastic bonus to this family home, having windows overlooking the garden as well as double doors for entry, this space could be used as you wish such as home office or business, currently having a bar installed with heating and power the summer house really is a gem to have and can be used all year round.

Floorplan



Ground Floor

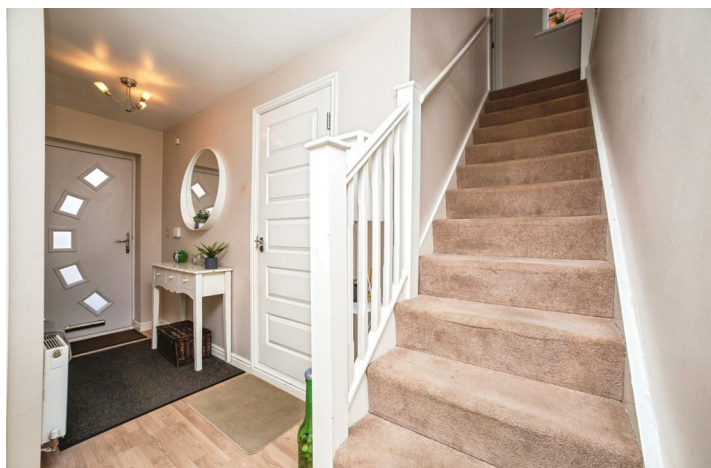


First Floor

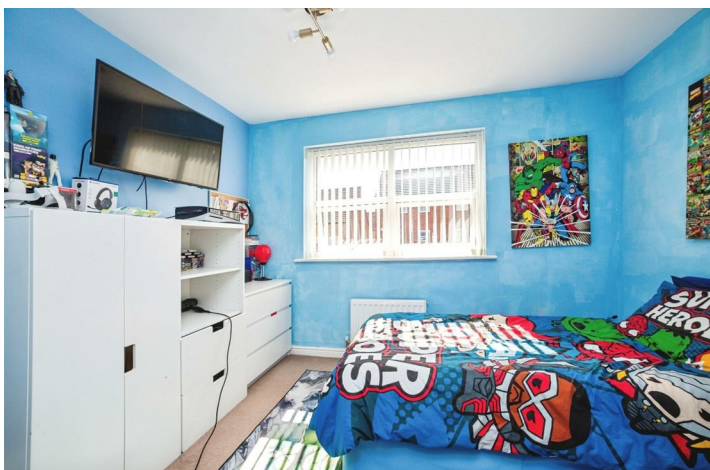
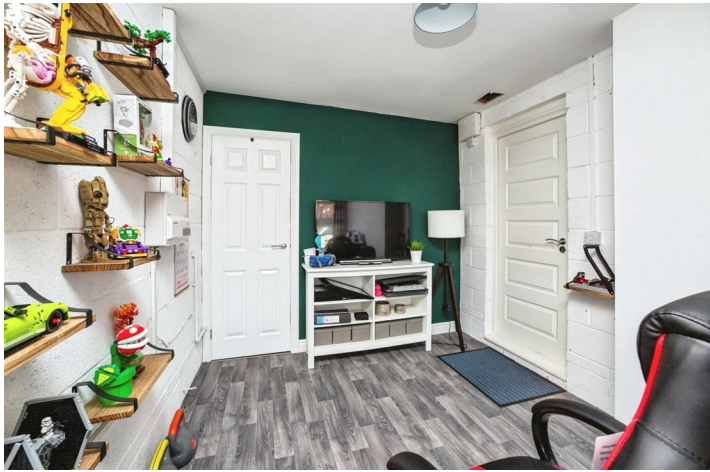
Total floor area: 118.6 sq.m. (1,277 sq.ft.)

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

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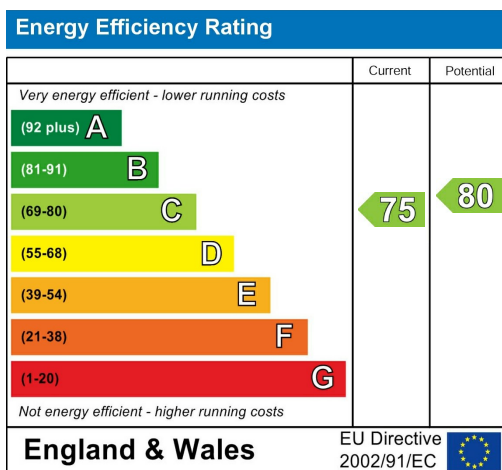


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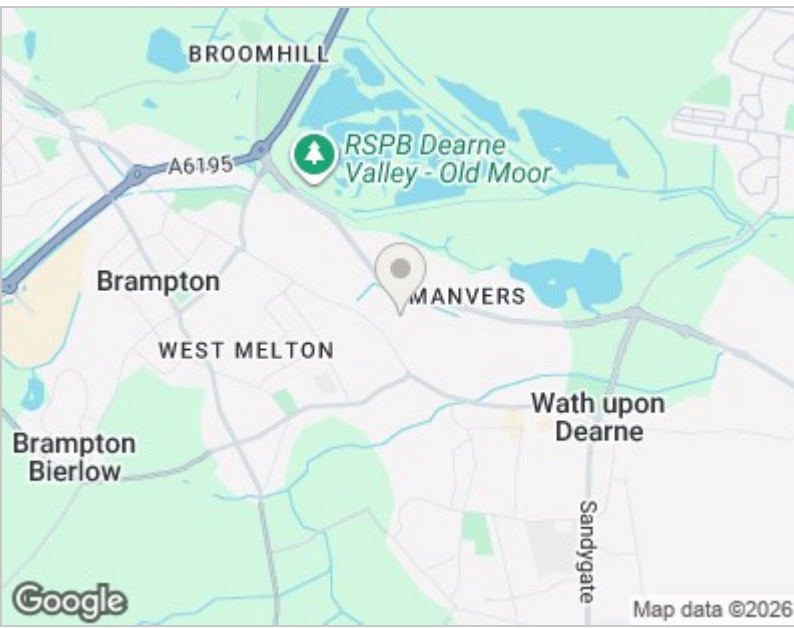
Energy Efficiency Graph



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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