



**Gower Way, Rawmarsh Rotherham S62 7AD**

**welcome to**

**Gower Way, Rawmarsh Rotherham**

£440,000 - STOP THE PRESS!... If you are looking for you next family home then look no further! Ticking all the boxes of family living whilst boasting stunning & modern accommodation throughout, 2 en-suites, a drive & garage - WHAT ARE YOU WAITING FOR?! CALL US NOW!



### **Entrance Hall**

A welcoming entrance having a front facing door & a radiator.

### **Lounge**

Having a front facing double glazed window & a beautiful feature fireplace.

### **Downstairs W.C.**

Fitted with a hand wash basin & a WC.

### **Dining Room**

Being open plan into the kitchen having rear facing bi fold doors leading to the beautifully presented garden & three rear facing skylights.

### **Kitchen**

Being open plan into the dining room fitted with a series of wall & base units along with coordinating kitchen island with Quartz worktops. Having integrated appliances including hob, oven & extractor fan, the fridge/freezer & dishwasher & washing machine, a rear facing double glazed window & a radiator. Also benefiting from heated plinths.

### **Bedroom One**

Situated on the second floor having two front facing & two rear facing skylights, a radiator, built in storage cupboard & providing entry to the loft.

### **En Suite**

The second floor en suite is fitted with a shower cubicle, a hand wash basin & a WC. Having a front facing skylight.

### **Bedroom Two**

Having three front facing double glazed windows a radiator & a walk in wardrobe with fitted wardrobes, spotlights & a radiator.

### **En Suite**

Fitted with a shower cubicle, a hand wash basin & a WC. Having a front facing double glazed window.

### **Bedroom Three**

Having a rear facing double glazed window & a radiator.

### **Bedroom Four**

Having a rear facing window & a radiator.

### **Bathroom**

Fitted with a bath & a separate shower cubicle, a hand wash basin & a WC. Having a side facing double glazed window & spotlights to the ceiling.

### **Outside**

To the front of the property is a driveway & an integral garage providing off road parking.

To the rear is a beautifully presented lawned garden with a decked area & a shed providing outside storage and overlooking the cricket fields.



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welcome to

## Gower Way, Rawmarsh Rotherham

- Four bedroom detached property - overlooking cricket fields
- Spacious & beautifully presented accommodation throughout
- Well placed to local amenities, transport links & schools
- Drive & integral garage providing off road parking
- Rear garden with deck

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117259 - 0003

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