



Glencrest Way

Wath-Upon-Dearne, Rotherham, S63 7FS

Guide Price £325,000 - £335,000



- FOUR BEDROOM DETACHED FAMILY HOME
- AMPLE OFF ROAD PARKING WITH DRIVE
- MODERN FIXTURE AND FITTINGS
- SOUGHT AFTER ESTATE CLOSE TO MANVERS LAKE
- EPC RATING TBC
- GARAGE CONVERTED TO CINEMA ROOM
- ENCLOSED LARGE GARDENS
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND D

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Nestled in the desirable area of Glencrest Way, Wath-Up-on-Dearne, this impressive four-bedroom detached house offers a perfect blend of modern living and spacious comfort. Set on a large end plot, the property boasts generous dimensions throughout, making it an ideal family home.

Upon entering, you will find two well-proportioned reception rooms that provide ample space for relaxation and entertaining. The converted garage has been transformed into a delightful cinema room, perfect for movie nights with family and friends. The modern fixtures and fittings throughout the home enhance its appeal, ensuring a stylish and contemporary atmosphere.

The property features four spacious bedrooms, providing plenty of room for family members or guests. With two well-appointed bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Outside, the property benefits from ample off-road parking, ensuring convenience for multiple vehicles. The enclosed rear and side gardens offer a safe and private space for children to play or for hosting summer barbecues.

Situated in a sought-after estate, this home is conveniently located close to all local amenities, including shops, schools, and parks, making it an excellent choice for families.

In summary, this four-bedroom detached house on Glencrest Way is a remarkable opportunity for those seeking a spacious and modern family home in a friendly community. Do not miss the chance to make this wonderful property your own.

Entrance Hall

Via a composite door this leads into the roomy and welcoming entrance hall, ideal for coats and shoes, with staircase rising to first floor landing, wall mounted radiator, wooden flooring, neutral décor and doors leading to cinema room, WC, kitchen/diner and living room.

Living Room

Step inside the beautifully presented living space with large uPVC window to the front elevation filling this room with natural light, wooden flooring, wall mounted radiator and aerial point in place.

Cinema Room / Garage Conversion

The bonus to this already impressive home is the converted garage which is now a cinema room, decorated in neutral tones for relaxation, with carpet to floor and soft lighting, this space could be used as a play room, home office or snug area, it simply could be converted back to a garage if you so wish.

Downstairs WC

Handy addition to any busy house hold this room comprises of low flush WC, wash hand basin and wall mounted radiator.

Kitchen/Diner

The real hub of the home is this modern and well designed kitchen/diner, the ideal spot to entertain guests, having an array of wall and base units fitted in cream providing storage and contrasting wood effect work surface over, integrated electric oven and hob with extractor fan over, integrated dishwasher as well as fridge/freezer. the sunken Belfast sink gives a country feel with stainless steel mixer tap, splash back tiles to walls and wooden floor with uPVC window and French style doors to rear opening to the garden and filling this space with natural light, finished with wall mounted radiator with door leading to the utility room.

Utility Room

This great added space provides that extra room we would all love to hide away the washing, having white high gloss units providing storage, work surface over with an added stainless steel sink, drainer and mixer tap, space and plumbing for washing machine and dryer, matching floor to kitchen, splash back tiles walls with composite, also housing the property combi boiler and finished with door leading to rear.

Landing

The roomy landing has ample space to make a reading corner or add a desk if needed, with uPVC window to the front, carpet to floor and all doors leading to bedrooms and family bathroom.

Bedroom One

Generously sized master bedroom with plenty of space to add storage and furniture, decorated in neutral tones with wall mounted radiator and uPVC to the front, door then leads to the ensuite.

En-suite

Step inside the sleek ensuite, perfect place to refresh, with walk in shower and waterfall showerhead, low flush WC and pedestal wash hand basin, having neutral décor, uPVC frosted window and heated towel rail finish this room.

Bedroom Two

Another good sized double bedroom, beautifully presented with ample space to add furniture and storage if needed, wall mounted radiator and uPVC window to the rear.

Bedroom Three

The third double room is neutrally decorated and has fitted wardrobes providing more storage to this family home, with wall mounted radiator and uPVC window to the front.

Bedroom Four

Final bedroom which is also a double, ideal guest room or even an office space / dressing room, having wall mounted radiator and uPVC window to the rear.

Family Bathroom

The contemporary family bathroom is the ideal spot to relax and unwind, comprising of low flush WC, pedestal wash hand basin, bath with shower over and screen in place, having decorative tiles to walls, built in airing cupboard, wall mounted radiator and uPVC frosted window to rear.

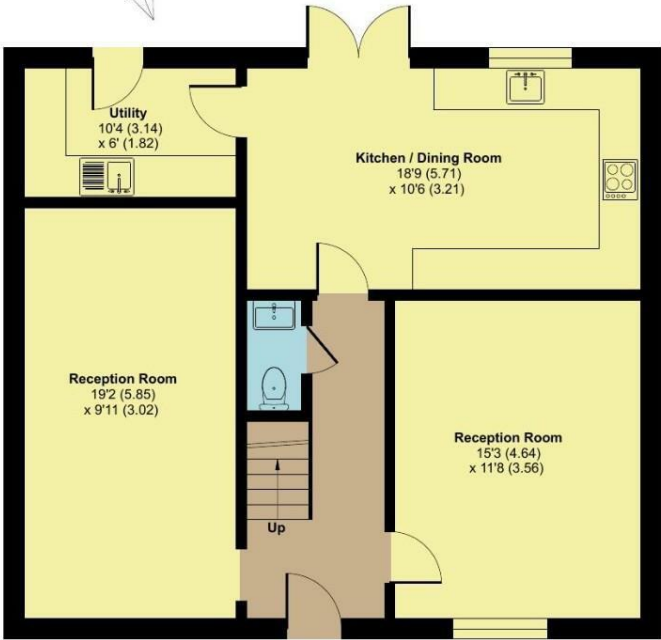
Exterior

The front of the property offers that kerb appeal, it sits on a large end plot and has a well maintained tar mac driveway, as well as a paved section to the end of the home allowing for even more off road parking, paved pathway the leads to front door and side garden, with established hedges to boarders adding not only further privacy but a splash of colour.

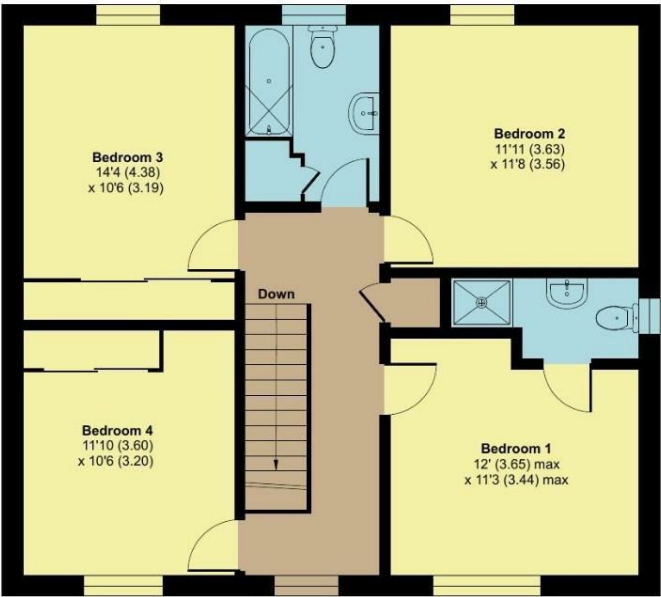
To the rear is the fully enclosed garden, split in two for dual use as one section of this garden sits to the side of the home, to the rear is a decked area ideal for seating, BBQ and enjoying the summer months rest is laid to lawn with a smaller patio area and path that leads to the side and front, the side garden is laid to lawn with some raised flower beds, ideal if you have green fingers and also is home to a wooden built shed for further storage, this space could also be converted to further off road parking and would even be ideal to hold a detached garage if wanted, this really is great space all the family can enjoy.

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Approximate Area = 1532 sq ft / 142.3 sq m
For identification only - Not to scale



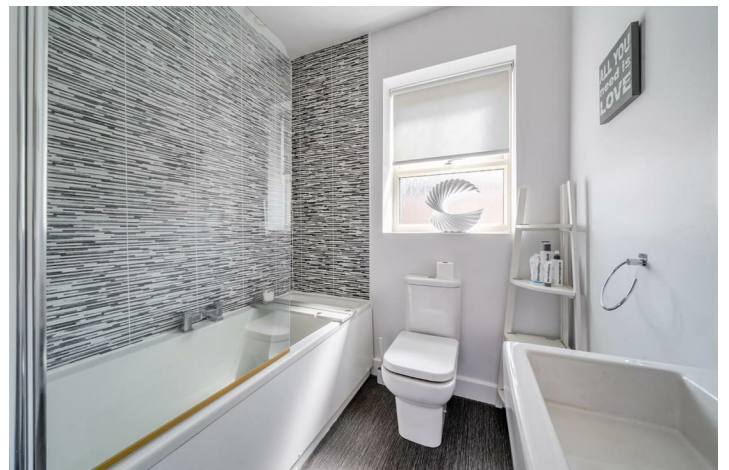
GROUND FLOOR
APPROX FLOOR
AREA 71.1 SQ M
(766 SQ FT)



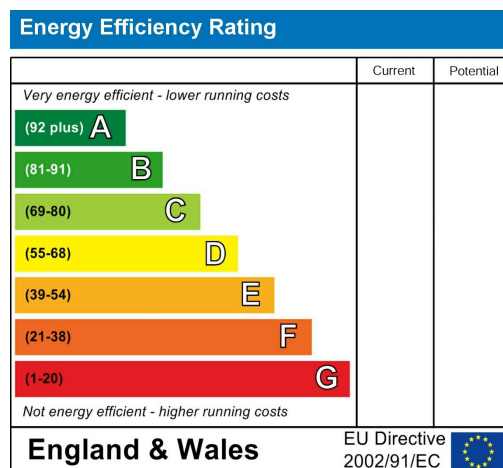
FIRST FLOOR
APPROX FLOOR
AREA 71.1 SQ M
(766 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1508311





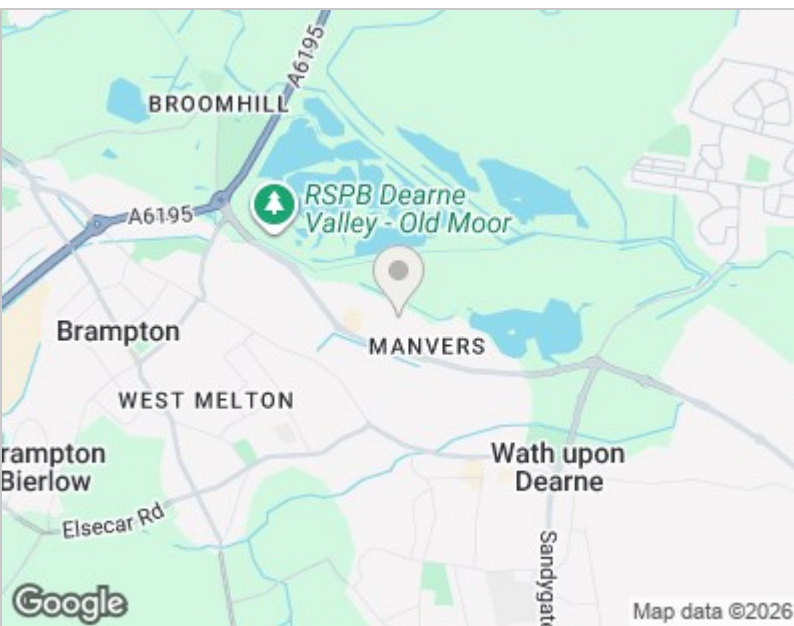
Energy Efficiency Graph



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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