

HUNTERS[®]

HERE TO GET *you* THERE



Gorehill Close

Wath-Upon-Dearne, Rotherham, S63 7DS

Guide Price £290,000 - £300,000



- FOUR BEDROOM DETACHED PROPERTY
- INTEGRAL GARAGE
- BEAUTIFUL ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS
- EPC RATING: D
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- DOWNSTAIRS WC
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: D

Tel: 01709 894440

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Nestled in the desirable estate of Gorehill Close, Wath-Upon-Dearne, this splendid four-bedroom detached house offers a perfect blend of comfort and modern living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, featuring elegant French doors that open onto the rear garden, allowing for an abundance of natural light. The modern decor throughout the home enhances its appeal, creating a warm and inviting atmosphere. The kitchen is a chef's delight, equipped with built-in appliances including a gas hob, electric oven, integrated dishwasher, and fridge freezer. The stylish tile flooring flows seamlessly into the conservatory, which serves as a delightful dining area, perfect for entertaining guests or enjoying family meals.

The ground floor also includes a convenient downstairs WC and a versatile playroom, which can be adapted to suit your needs, whether as a home office, study, or additional living space.

As you ascend to the first floor, you will find a well-appointed landing that provides access to all four generously sized bedrooms. The master bedroom features an ensuite bathroom, offering a private retreat for relaxation. The family bathroom is also located on this level, ensuring ample facilities for the household.

This property is not only a beautiful home but also benefits from a good commuting location, making it ideal for those who travel for work. With its integral garage and well-maintained garden, this home is a rare find in a sought-after area. Do not miss the opportunity to make this charming property your own.

ENTRANCE HALL

Stepping through a uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming entrance hall providing plenty of room to take of those winter muddy shoes. Stylish décor with carpet flooring with stairs rising to the first floor. Doors leading to the Lounge, Kitchen, Playroom, Downstairs WC and Garage.

LOUNGE

Light and airy living room being filled with natural sources of light via a uPVC French Doors accessing the rear garden. Beautifully presented with laminate flooring, wall mounted radiator and aerial point to finish.

KITCHEN

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 work surface over. Comprising of grey composite sink, drainer and mixer tap, integrated four ring gas hob with extractor over, new integrated electric oven, integrated fridge freezer, integrated dishwasher and splash back to walls. Modern wall mounted radiator with easy to clean tile flooring leading through to the conservatory.

CONSERVATORY

Perfect place to sit and enjoy a family meal. Filled with natural light via uPVC windows to the rear with uPVC French doors leading to the enclosed rear garden. Having tile flooring with electric heater and plenty of space for dining furniture.

PLAYROOM

Extra addition to this family home is the playroom. Comprising of neutral décor, wall mounted radiator and uPVC window to the front. Could be used as an office or studio if needs be.

DOWNSTAIRS WC

Handy addition to any busy household is the downstairs WC, being fully tiled comprising of wash hand basin with vanity underneath, built in low flush WC and wall mounted radiator with frosted uPVC window.

LANDING

Spacious landing having laminate flooring a uPVC window, wall mounted radiator and doors leading to all four double bedrooms and family Bathroom.

BEDROOM ONE

The generously sized master bedroom with its very ensuite. Benefitting from built in wardrobes being decorated in modern tones with wall mounted radiator,

laminate flooring, uPVC window to the front and door to the en-suite.

ENSUITE

The stylish en-suite is perfect for any busy household, having tiles to walls with laminate to floors for easy clean, comprising of low flush WC, wash hand basin with vanity underneath and shower unit with heated towel rail to finish.

BEDROOM TWO

Further double bedroom, with modern décor, laminate flooring, wall mounted radiator and uPVC window overlooking the rear garden. Plenty of space for bedroom furniture.

BEDROOM THREE

Another good-sized bedroom with laminate flooring, modern decor, wall mounted radiator and uPVC window to the rear.

BEDROOM FOUR

Single size bedroom comprising of built in wardrobes with neutral décor, laminate flooring, wall mounted radiator and uPVC window overlooking the front elevation.

BATHROOM

A generously sized family bathroom with three piece suite. Comprising of partially tiled walls, panelled bath with shower over and glass shower screen, low flush WC, white pedestal sink with vanity underneath, wall mounted radiator, tiled flooring and frosted uPVC window.

GARAGE

Creating secure of street parking or extra storage space. Having power and lighting with up and over door.

EXTERIOR

The property boasts great kerb appeal having tarmac driveway providing parking for three vehicles. Access to integral garage with steps leading to front entrance door. To the rear of the property stands a large fully enclosed garden. Benefitting from Indian Stone patio creating the perfect space to entertain family and friends in the summer months. Extra bonuses of wooden gazebo creating shade with easy to maintain artificial grass.

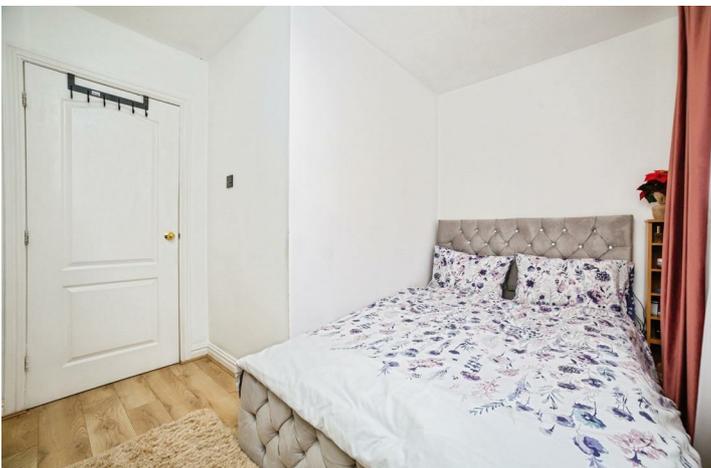
Floorplan



Total floor area: 126.6 sq.m. (1,363 sq.ft.)

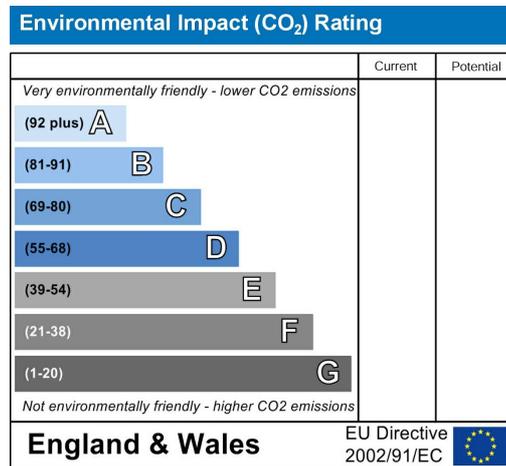
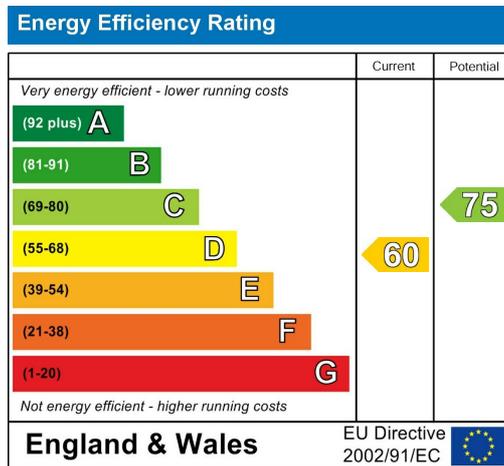
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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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