



Red Kite Avenue

Wath-Upon-Dearne, Rotherham, S63 7GP

Guide Price £340,000

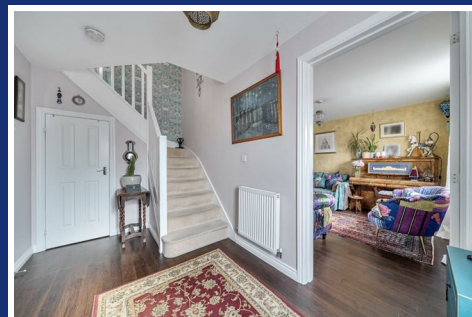
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- FOUR BEDROOM DETACHED PROPERTY
- POPULAR MANVERS ESTATE
- ESQUISITE DECOR
- LEASEHOLD
- EPC RATING: TBC
- GARAGE/OFF ROAD PARKING
- GENEROUS DIMENSIONS
- BEAUTIFUL ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: D

Red Kite Avenue

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*** Guide Price £340,000 to £350,000 ***

Nestled in the desirable area of Red Kite Avenue, Wath-Upou-Dearne, Rotherham, this immaculate four-bedroom detached family home is a true gem. Upon entering, you are welcomed by a spacious entrance hall that leads to two generous reception rooms, ideal for both relaxation and entertaining. The living room is bright and airy, creating a warm atmosphere, while the contemporary kitchen/diner serves as a perfect space for family meals and gatherings. The practicality of this well-designed home is further enhanced by a utility room and a convenient downstairs WC.

On the first floor, the master bedroom offers a private retreat, complete with an en suite shower room. Three additional double bedrooms provide ample space for family or guests, all complemented by a stylish family bathroom.

Set within a sought-after estate, this property is conveniently located near a picturesque local lake and a variety of local amenities. Excellent public transport links and easy access to the A1 and M1 make commuting effortless. Families will particularly appreciate the proximity to reputable schools, making this an ideal location for those with children.

Outside, the home features secure off-road parking and a beautifully fully enclosed garden, perfect for outdoor activities and entertaining. With its tasteful décor and modern fixtures, this property is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate all that this stunning home has to offer.

ENTRANCE HALL

Stepping through the black 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 large storage cupboard. Stylish décor with Karndean flooring and carpeted stairs rising to the first floor. Doors leading to the Kitchen Diner and Downstairs WC and Lounge area.

LOUNGE

A real gem is the living room. Comprising of a large uPVC window to the front and uPVC French doors leading onto the rear garden, filling the room with natural light. Beautifully presented with Karndean flooring, radiators to walls and aerial point to finish.

KITCHEN DINING ROOM

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 work surface over. Comprising of stainless sink, drainer and matching mixer tap, integrated five ring gas hob with extractor over, integrated double electric oven, integrated fridge freezer and integrated dishwasher. Splash back to walls, uPVC windows to the front and rear with Karndean flooring that flows through to the dining area. Plenty of space for a large dining table, with wall mounted radiators, aerial point in place and open doorways leading straight into the utility room.

UTILITY ROOM

Keeping the white goods separate from the kitchen, the utility is the ideal wash room. With integrated washing machine, stainless steel sink, wall units fitted providing further storage, contrasting work surface over with further stable door leading straight into the stunning enclosed rear garden.

DOWNSTAIRS WC

Handy addition to any busy household is the stylish downstairs WC, comprising of pedestal wash hand basin, low flush WC and wall mounted radiator with vinyl flooring.

LANDING

The impressive spacious landing comprising of wall mounted radiator, carpet flooring with doors leading to all four double bedrooms and family Bathroom. Access to loft.

BEDROOM ONE

The generously sized master bedroom benefits from built in wardrobes, providing that extra storage we all crave. Decorated in modern tones with carpet flooring, wall mounted radiator, aerial point, uPVC window to the rear and door to the en suite.

EN SUITE

The stylish en-suite is perfect for any busy household. With vinyl flooring comprising of vanity unit with wash hand basin and low flush WC built in, double shower unit, uPVC frosted window to the side and Zenith lighted vanity mirror with Bluetooth functions and built in razor point to finish.

BEDROOM TWO

Further double bedroom, decorated in modern tones comprising of built in wardrobe with wall mounted radiator, carpet flooring and again with uPVC window overlooking the rear garden. Plenty of space for extra bedroom furniture.

BEDROOM THREE

Another good sized bedroom with carpet flooring, modern décor, wall mounted radiator, aerial in place and uPVC window to the front.

BEDROOM FOUR

A further well-presented bedroom, comprising uPVC front facing window, carpet flooring and wall mounted radiator. Extra bonus of built in wardrobes for extra storage.

BATHROOM

A generously sized family bathroom with three piece suite. Comprising of panelled bath with shower over and folding glass screen, low flush WC, white pedestal sink, wall mounted radiator, vinyl flooring, spot lighting, extractor fan and frosted uPVC window to the front elevation.

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 with well-maintained enclosed front garden area with steps rising to front entrance. Having a driveway to the side leading to the detached garage. Space for two cars providing ample off-road parking.

To the rear of the property stands an exquisite well landscaped, fully enclosed garden area. Being mainly laid to lawn with slabbed patio area creating the perfect place to sit and unwind in the summer months. Beautiful plants and shrubs providing colour to your view with wooden pergola as well as wooden shed in place.

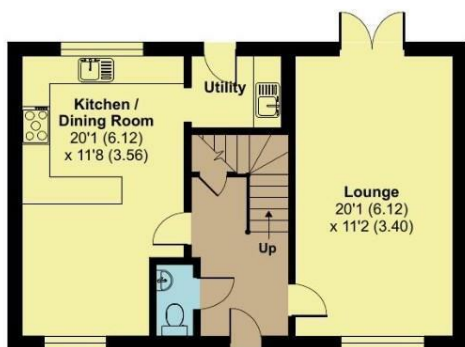
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Approximate Area = 1250 sq ft / 116.1 sq m

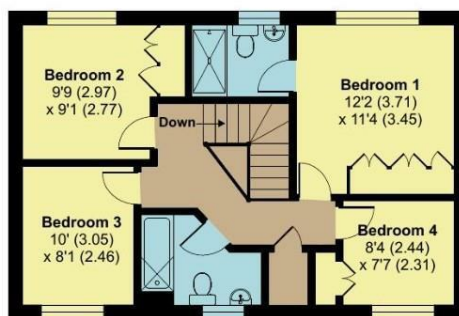
Garage = 155 sq ft / 14.4 sq m

Total = 1405 sq ft / 130.5 sq m

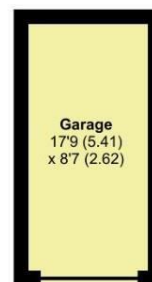
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 58.1 SQ M
(625 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 58 SQ M
(625 SQ FT)

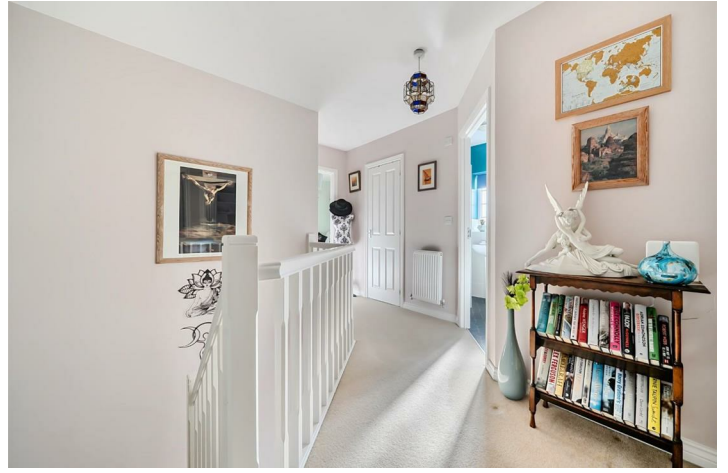


GARAGE
APPROX FLOOR
AREA 14.4 SQ M
(155 SQ FT)



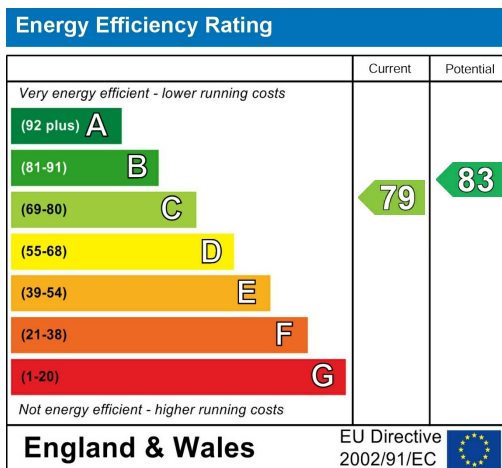
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1508317







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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