

HUNTERS[®]

HERE TO GET *you* THERE



Kingsbrook Chase

Wath-Upon-Dearne, S63 7FB

Guide Price £325,000 - £335,000



- FOUR BEDROOM DETACHED PROPERTY
- SECURE OFF ROAD PARKING
- ESQUISITE DECOR
- GOOD CUMMUTE LOCATION
- EPC RATING: B

- SOUGHT AFTER LOCATION
- ENCLOSED REAR GARDEN WITH SUMMER HOUSE
- CLOSE TO ALL LOCAL AMENITIES
- GCH DG
- COUNCIL TAX BAND: E

Tel: 01709 894440

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WOW WOW WOW!! TAKE A LOOK AROUND THIS IMMACULATE, WELL PRESENTED, SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME, located on a sought after estate close to the reservoir, serviced by an array of amenities, good public transport routes, an easy commute to the A1 and M1 and surrounded by reputable schools. The property boasts tasteful décor, modern fixtures and fittings throughout, great dimensions, secure off road parking and a well landscaped, fully enclosed garden with Summer House. Briefly comprising entrance hall, living room, kitchen/diner, utility room, downstairs WC, master bedroom with dressing area and en suite shower room, three further double bedrooms and family bathroom. Viewing is highly recommended!

ENTRANCE HALL

Stepping through a dark composite 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 as well as a handy large storage cupboard. Stylish décor with kardean flooring and carpeted stairs rising to the first floor. Doors leading to the Lounge, Kitchen/Diner. Garage and handy understairs storage cupboard.

LOUNGE

10'01 x 17'00 including bay window (3.07m x 5.18m including bay window)

Via beautiful wooden double doors leads you straight into this light and airy living room is filled with natural sources of light via a large uPVC bay window to the front. Beautifully presented with grey carpet flooring, wall mounted radiator and aerial point to finish.

KITCHEN/DINING ROOM

21'05 x 14'08 (6.53m x 4.47m)

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 and its very own island. Comprising of sink, drainer and stainless steel mixer tap, integrated five ring gas hob with extractor over, integrated electric oven and microwave, integrated dishwasher, splash back to walls, inset spot lighting, uPVC window to the rear and Kardean flooring that flows through to the dining area. Plenty of space for a large dining table, with wall mounted radiator, uPVC French doors and open doorways leading straight into the utility room.

UTILITY ROOM

5'10 x 7'06 (1.78m x 2.29m)

Keeping the white goods separate from the kitchen, the utility is the ideal wash room. With space and plumbing for washing machine as well as dryer, wall units fitted providing further storage, contrasting work surface over with door leading to the downstairs WC and further uPVC door leading straight into the stunning enclosed rear garden.

DOWNSTAIRS WC

5'10 x 2'11 (1.78m x 0.89m)

Handy addition to any busy household is the downstairs WC, comprising of pedestal wash hand basin, low flush WC and wall mounted radiator with frosted uPVC window to the side.

LANDING

The impressive landing has a uPVC window to the front with wall mounted radiator and doors leading to all four double bedrooms and family Bathroom.

BEDROOM ONE

10'04 x 10'02 (3.15m x 3.10m)

The generously sized master bedroom with its very own dressing area benefitting of a built in double sliding door wardrobe, providing that extra storage we all crave. Decorated in modern tones with wall mounted radiator, aerial point, uPVC window to the rear and door to the en-suite.

ENSUITE

4'07 x 7'11 (1.40m x 2.41m)

The stylish en-suite is perfect for any busy household, being partially tiled for easy clean, with vinyl flooring comprising of low flush WC, wash hand basin and double shower unit and uPVC frosted window to the side to finish.

BEDROOM TWO

10'04 x 15'02 (3.15m x 4.62m)

Further double bedroom, neutrally decorated with wall mounted radiator, carpet flooring and again with uPVC window overlooking the rear garden. Plenty of space for extra bedroom furniture.

BEDROOM THREE

10'05 x 11'00 (3.18m x 3.35m)

Another good-sized double bedroom with carpet flooring, modern decor, wall mounted radiator and uPVC window to the front.

BEDROOM FOUR

10'05 x 10'07 (3.18m x 3.23m)

A further well-presented double bedroom, comprising uPVC window, carpet flooring and wall mounted radiator.

BATHROOM

6'10 x 9'05 (2.08m x 2.87m)

A generously sized family bathroom with four piece suite. Comprising of partially tiled walls, glass shower cubicle, white bath, low flush WC, white pedestal sink, wall mounted radiator, vinyl flooring, spot lighting, extractor fan and frosted uPVC window.

GARAGE

10'05 x 11'00 (3.18m x 3.35m)

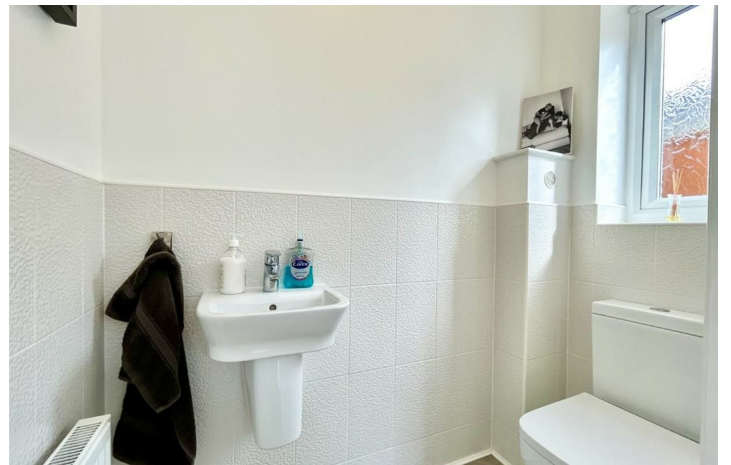
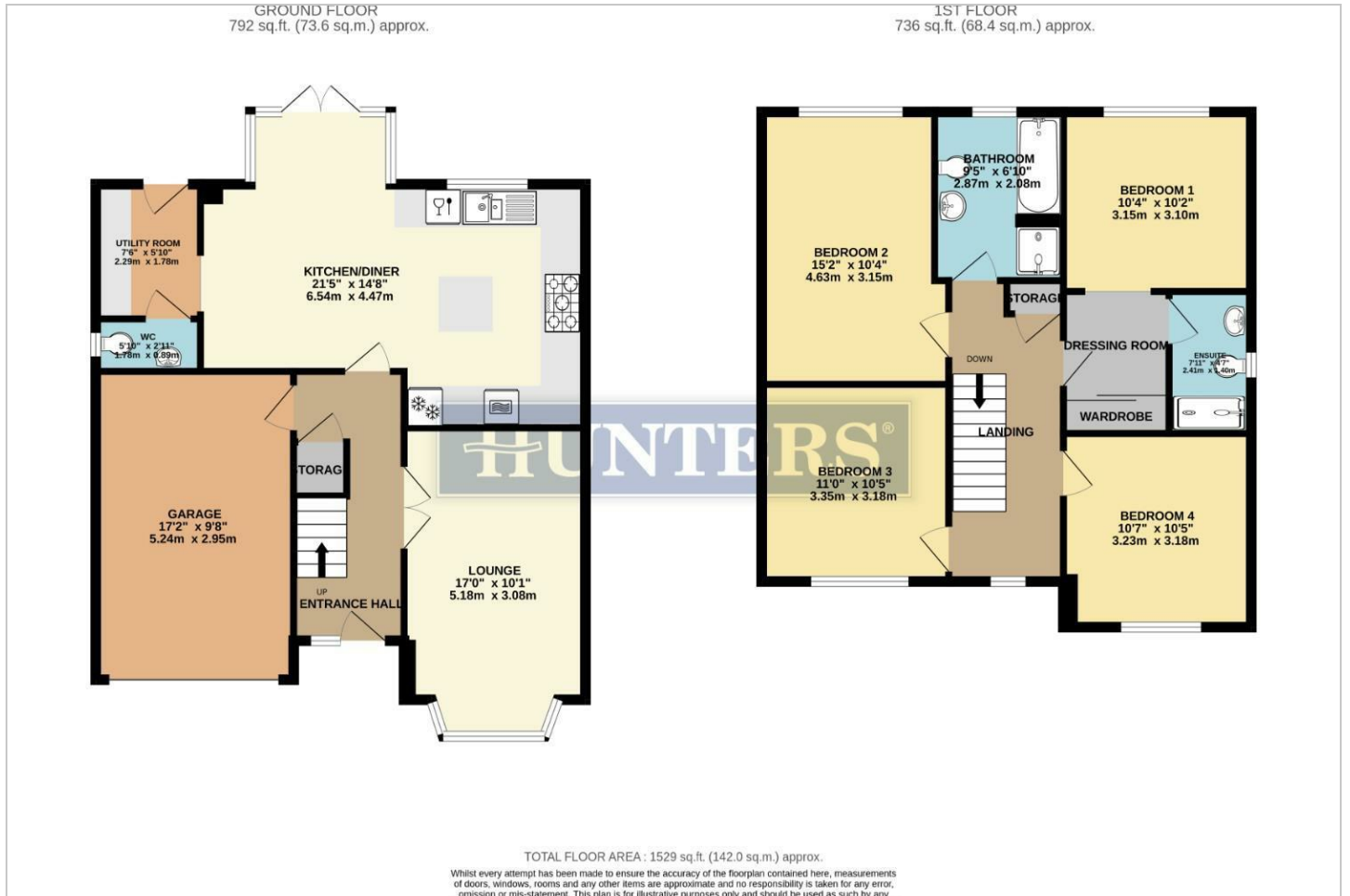
Creating secure of street parking or extra storage space. Having power and lighting with up and over door.

EXTERIOR

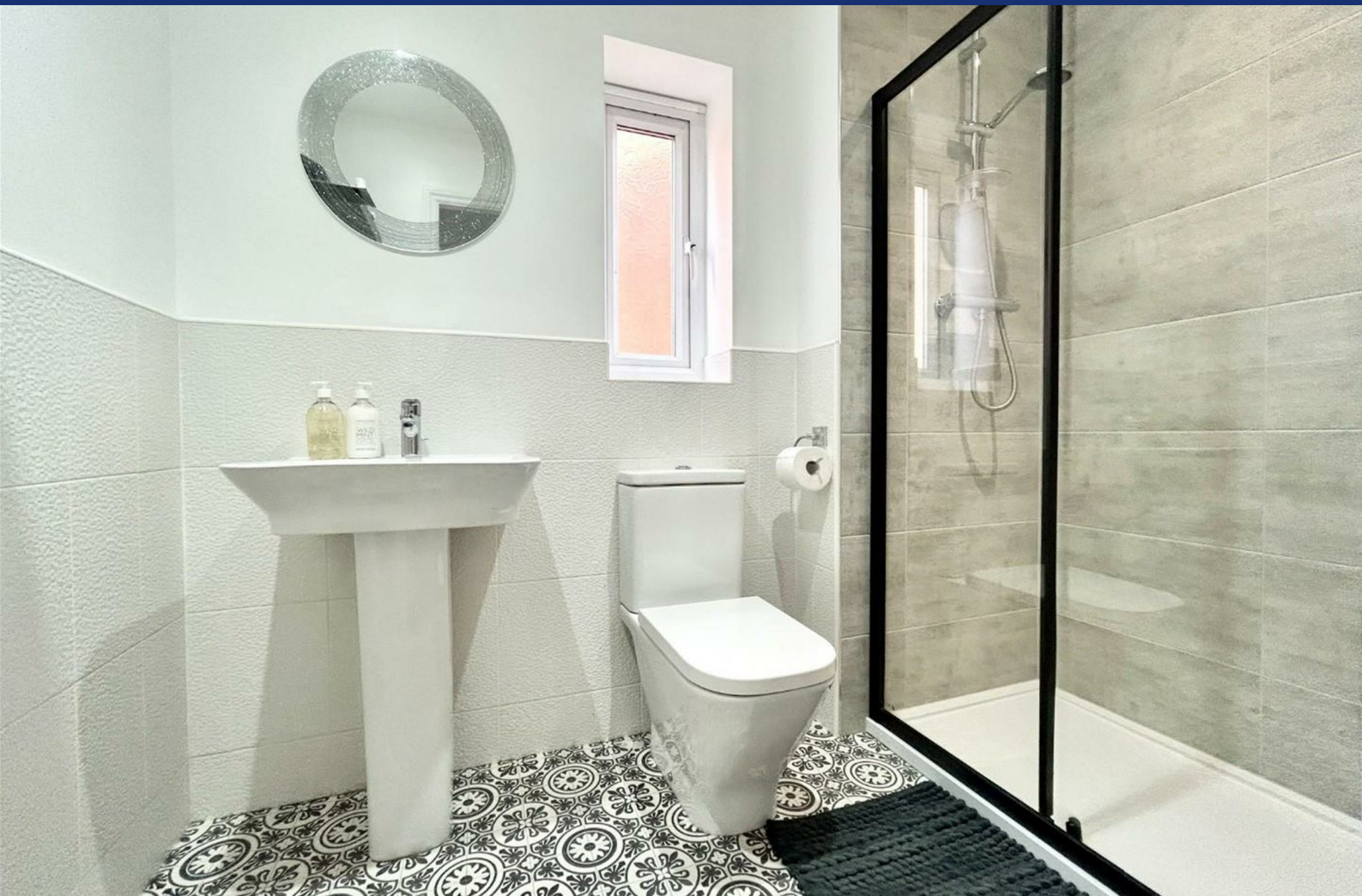
The property boasts great kerb appeal with well-maintained lawns boarded by hedging, and fencing. Having a large blocked paved driveway for two cars providing ample off-road parking with path leading to garage and front entrance door.

To the rear of the property stands an exquisite well landscaped, fully enclosed garden area boasting with the benefits of artificial grass and its very own summer house. Paved patio area creating the perfect place to sit and unwind in the summer months aswell as block paved area perfect for the BBQs and entertaining.

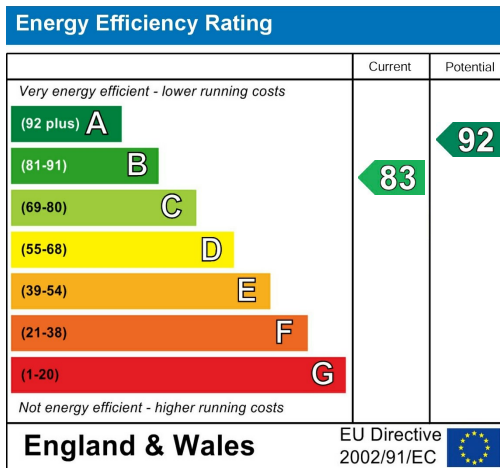
Floorplan







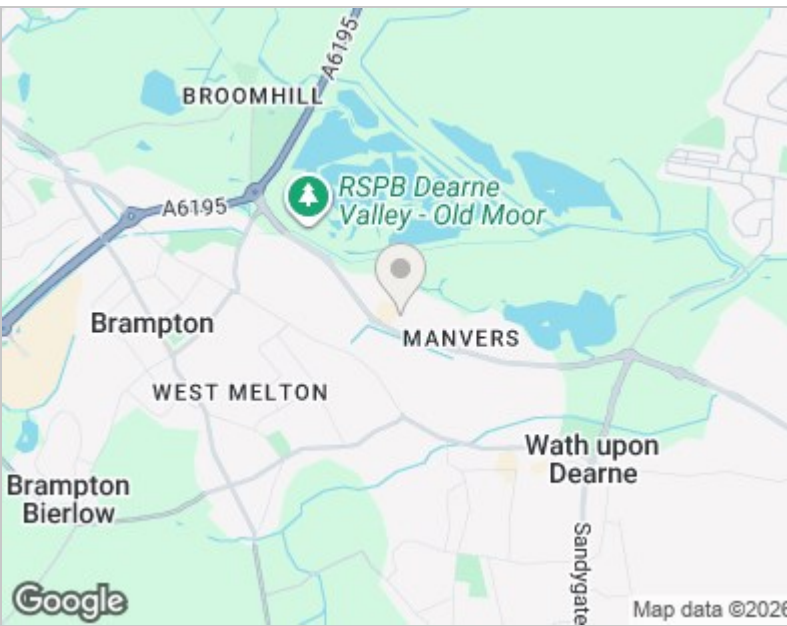
Energy Efficiency Graph



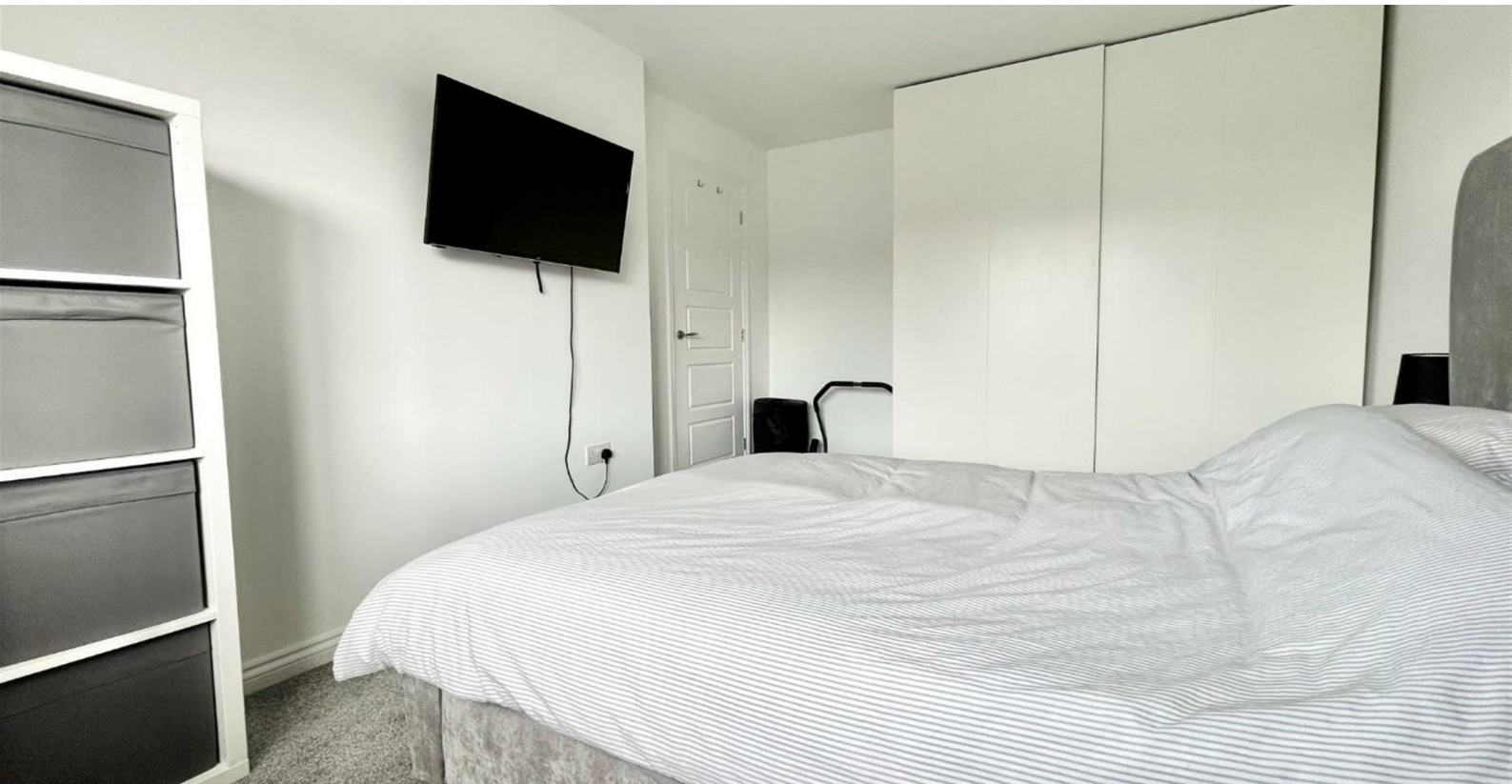
Viewing

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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