



Skylark View

Wath-Upon_Dearne, Rotherham, S63 6FG

Guide Price £270,000 - £280,000

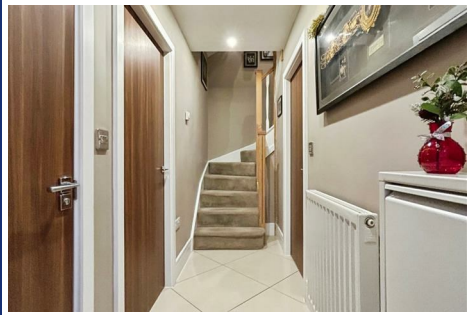
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- FOUR BEDROOM SEMI DETACHED PROPERTY
- DETACHED GARAGE
- STYLISH DECOR
- GOOD COMMUTE LOCATION
- EPC RATING: C
- FREEHOLD
- BEAUTIFUL REAR GARDEN
- WALKING DISTANCE TO LOCAL LAKE
- BUILT IN APPLIANCES
- COUNCIL TAX BAND: C

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Welcome to this exquisite four-bedroom semi-detached house located in the highly sought-after Manvers estate in Wath-Upon-Dearne, Rotherham. This delightful property is perfectly situated within walking distance of the picturesque local lake, making it an ideal home for those who appreciate nature and outdoor activities.

As you enter the property, you will be greeted by warm welcoming entrance hall with door giving access to a stunning kitchen diner that offers a perfect space for family meals and entertaining guests. The spacious lounge features elegant French doors that open up to an enclosed rear garden, providing a lovely area for relaxation and outdoor enjoyment. Additionally, the ground floor includes a convenient downstairs WC.

The first floor comprises three well-proportioned bedrooms, along with a family bathroom that caters to the needs of the household. Ascending to the second floor, you will discover the magnificent master bedroom, complete with built-in wardrobes and a private door leading to an ensuite bathroom, ensuring a tranquil retreat for the homeowners.

This property also boasts a detached garage to the side, along with a driveway that offers off-road parking, a valuable feature in today's market. With its excellent commuting location and proximity to local amenities, this home is not only practical but also a wonderful place to live.

In summary, this four-bedroom semi-detached house on Skylark View is a perfect blend of comfort, style, and convenience, making it an exceptional opportunity for families or individuals seeking a new home in a vibrant community.

ENTRANCE HALL

Through a composite door leads into a roomy entrance hall, a great impression on any guest, comprising wall mounted radiator, natural décor, tile flooring and carpeted stairs rising to the first floor landing. Doors leading to Kitchen Diner, Lounge and downstairs WC.

LOUNGE

14'6" x 14'2" including bay window (4.42m x 4.32m including bay window)

Step inside the light and airy living space, flooded in natural light through uPVC windows and French style doors opening out directly onto the garden creating a great social space. Comprising of stylish décor with beautiful wooden flooring, wall mounted radiators and aerial point/ telephone point in place.

KITCHEN DINING ROOM

14'6" x 13'0" including bay window (4.42m x 3.96m including bay window)

The real hub of the home is the sizable kitchen/diner, an ideal spot to entertain family and friends, having an array of wall and base units providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven, built in microwave, four ring gas hob and extractor fan over, integrated fridge freezer as well as washing machine, ample room for a large dining table, wall mounted radiator and uPVC bay window to the front filling this room with natural light.

DOWNSTAIRS WC

3'6" x 4'9" (1.07m x 1.45m)

Handy addition to any busy household. Comprising of low flush WC, wash hand basin and wall mounted radiator. Having tile flooring and uPVC frosted window to the side.

FIRST FLOOR LANDING

Spacious landing with doors leading to bedroom two, three and four and family bathroom. Having built in cupboard housing the pressurised hot water cylinder with wall mounted radiator and staircase to the master bedroom.

BEDROOM TWO

14'6" x 8'1" (4.42m x 2.46m)

A large double bedroom benefiting from two uPVC windows overlooking the front elevation, neutral décor with built in wardrobe with sliding doors. Carpet to the floors with wall mounted radiator.

BEDROOM THREE

6'2" x 11'3" (1.88m x 3.43m)

A further good sized bedroom comprising of carpet flooring, wall mounted radiator and rear facing uPVC window.

BEDROOM FOUR

8'0" x 8'7" (2.44m x 2.62m)

A single bedroom or great office space, comprising neutral décor, carpet flooring, wall mounted radiator and uPVC window to the rear.

BATHROOM

6'2" x 7'1" (1.88m x 2.16m)

A beautifully presented large family bathroom with three piece suite. Comprising of low flush WC, floating vanity unit with wash hand basin over and panelled bath with shower over and glass screen. Partially tiled walls with tile flooring, chrome towel rail and frosted uPVC window.

MASTER BEDROOM

14'6" x 16'5" (4.42m x 5.00m)

One of the many wow factors of this home is the master bedroom located on the top floor, with vast amounts of space and can easily hold a queen sized bed as well as other furniture if needed. Comprising of two built in wardrobes with sliding doors and a dormer window to the front aspect filling the room with natural light, wall mounted radiator and further door leading to the en-suite.

ENSUITE

13'3" x 6'6" (4.04m x 1.98m)

A large en suite shower room, comprising shower cubicle, wash hand basin with vanity underneath, low flush WC, wall mounted heated towel rails, vinyl flooring, uPVC dormer window and door leading to a built in storage cupboard offering even more storage space.

DETACHED GARAGE

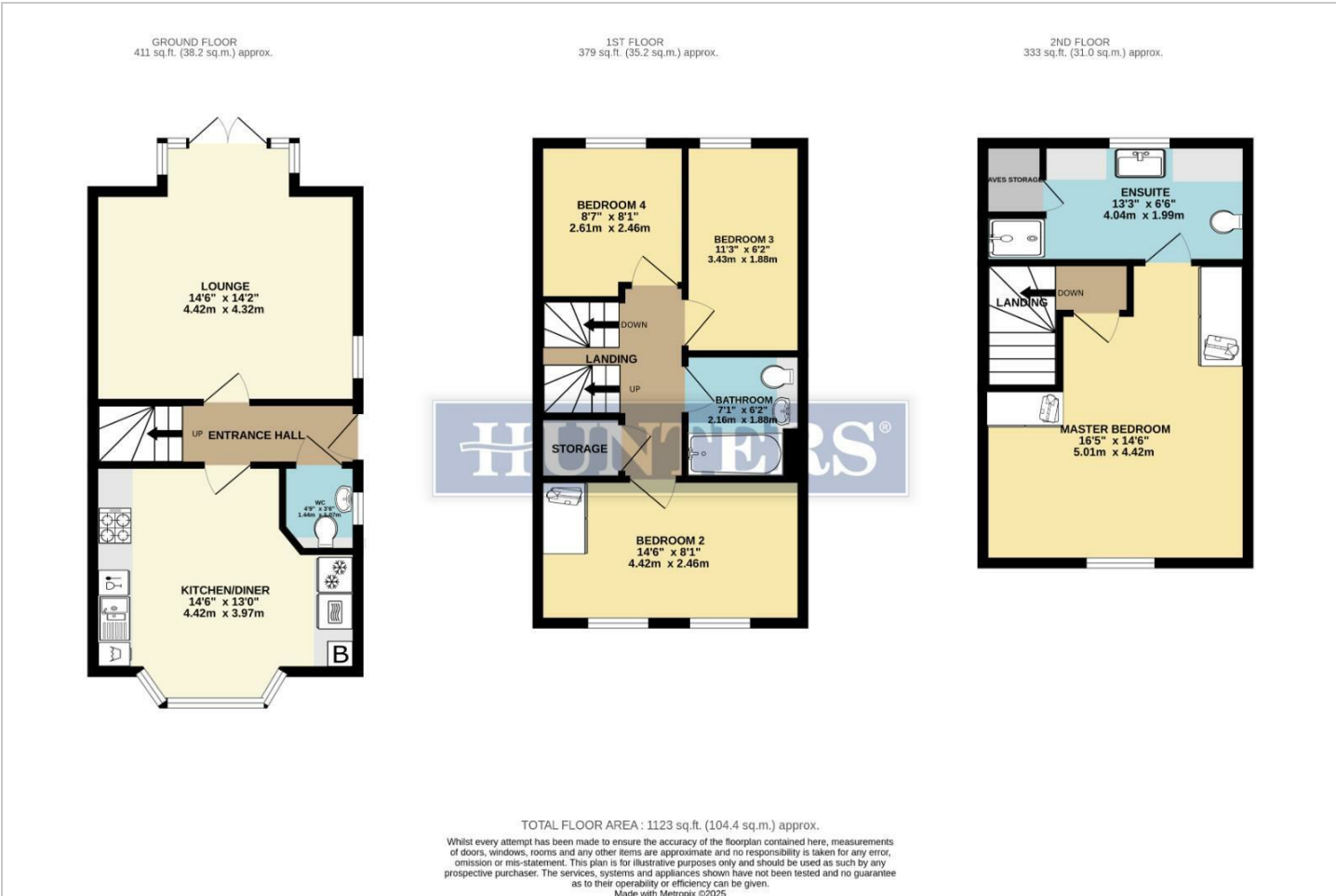
With up and over door, offering that extra secure storage we all crave or further off road parking with power and lighting.

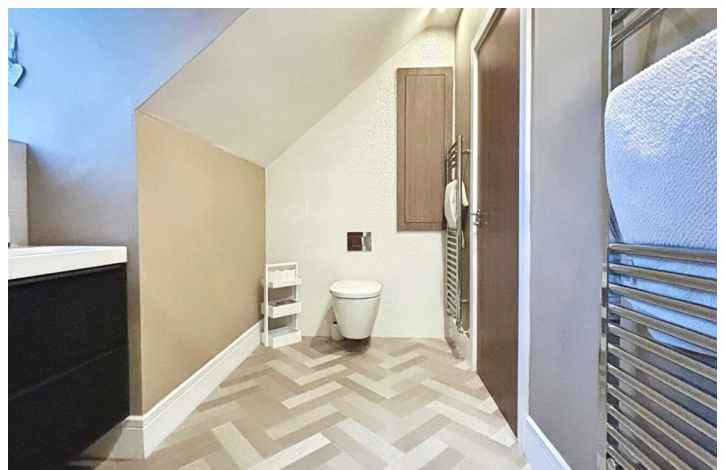
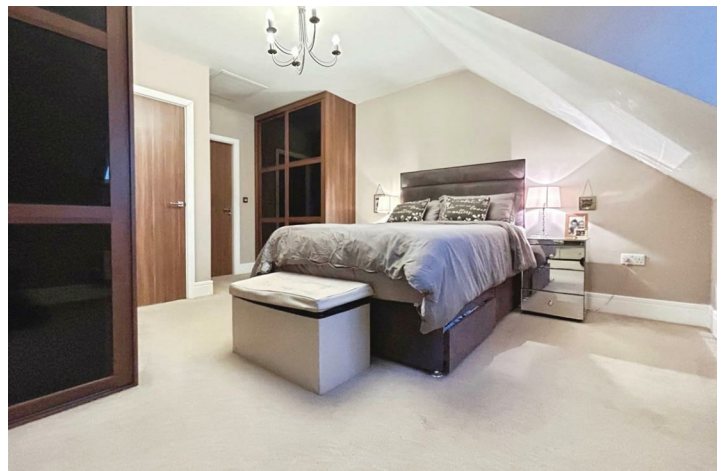
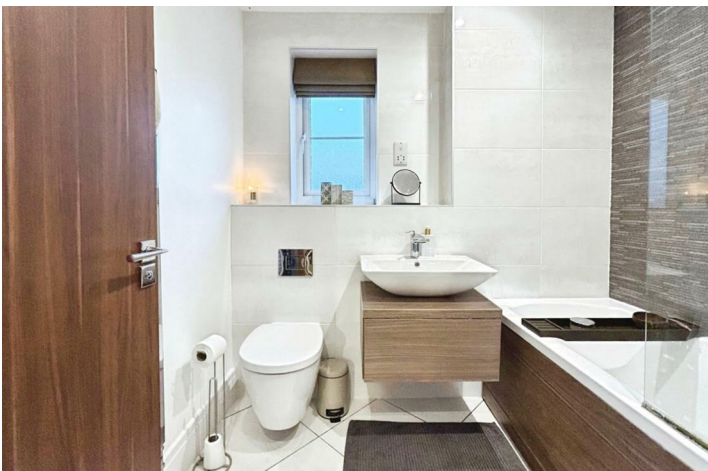
EXTERIOR

The front of the property has great kerb appeal, having plants and shrubs to the front with tarmac driveway leading to the detached garage at the side of the property. Slabbed pathway leading to Entrance door with wooden gate giving access to the enclosed rear garden.

To the rear of the property is a fully enclosed, well landscaped garden, surrounded by large wooden fencing adding privacy. Mainly laid to lawn with splendid decked area creating the perfect place for entertaining in the summer months.

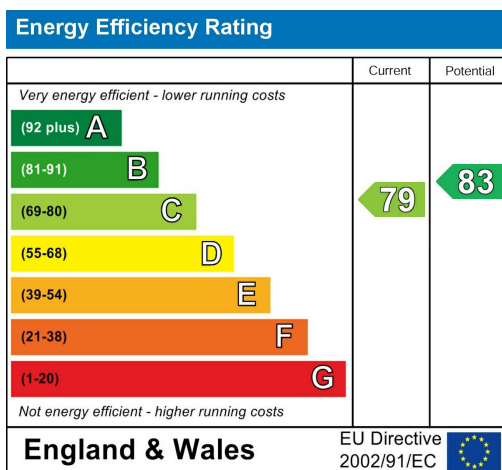
Floorplan







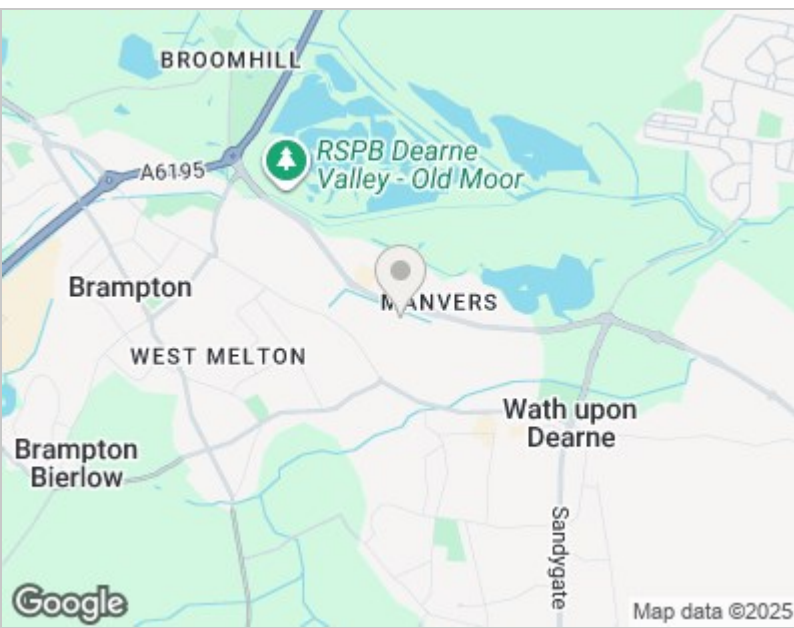
Energy Efficiency Graph



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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