



Lake View Road

Wath Upon Dearne, Rotherham, S63 7GQ

Guide Price £290,000 - £300,000



- THREE BEDROOM THREE STORY SEMI DETACHED NEW BUILD HOME
- ENCLOSED, WELL LANDSCAPED REAR GARDEN WITH SUMMER HOUSE
- BESPOKE FITTED KITCHEN
- GENEROUS DIMENSIONS
- EPC RATING B
- OFF ROAD PARKING FOR TWO VEHICLES
- MANVERS LAKE VIEWS
- MODERN FIXTURE AND FITTINGS THROUGHOUT
- 7 YEARS BUILDERS WARRANTY REMAINING
- COUNCIL TAX BAND C

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Nestled on Lake View Road in the charming area of Wath Upon Dearne, Rotherham, this stunning three-bedroom semi-detached home offers a perfect blend of modern living and picturesque surroundings. Spanning three stories, this newly built property boasts generous dimensions, ensuring ample space for both relaxation and entertainment.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into a newly fitted kitchen, completed just over two years ago. The kitchen is equipped with contemporary fixtures and fittings, making it a delightful space for culinary enthusiasts. The property features two well-appointed bathrooms, providing convenience for families or guests.

One of the standout features of this home is the large off-road parking area, which can accommodate two vehicles, ensuring ease of access. The enclosed rear garden is a true oasis, beautifully landscaped and complete with a shed and a charming summer house, perfect for enjoying the outdoors during warmer months.

Additionally, the property offers lovely views of Manvers Lake, enhancing the tranquil atmosphere of the home. This semi-detached house is not just a place to live; it is a lifestyle choice, combining comfort, style, and a connection to nature. With its modern amenities and serene location, this property is an ideal opportunity for families or individuals seeking a new home in a desirable area.

Entrance Hall

Via a composite door this opens in to the welcoming entrance hall, ideal for coats and shoes, having stairs rising to first floor, wall mounted radiator, karndean style LVT flooring and door opening to the kitchen/diner.

Kitchen/Diner

Step inside the stunning and well designed newly fitted kitchen/diner, this space is ideal for all your cooking and storage needs, having an array of wall and base units fitted with quartz work surface over, one of the units opens to a large hidden pantry with shelves and lighting, with sunken Belfast style sink and stainless steel mixer tap over, fitted large dual fuel range cooker and extractor fan, integrated white goods such as washing machine, dryer and under counter fridge as well as freezer, there is ample room for a dining table making this the ideal spot to entertain family and friends, decorated in neutral tones with wall mounted radiator, karndean style LVT flooring for easy clean, splash back tiles to walls, uPVC window to the front and doors leading to downstairs WC and living room.

Downstairs WC

Handy addition to any busy household, comprising of low flush WC, Karndean style LVT flooring, pedestal wash hand basin and wall mounted radiator to finish.

Living Room

The bright and airy living room is beautifully presented in relaxing neutral tones, filled with natural light from the uPVC French doors that open to the stunning garden really bringing the outdoors in, the room has a built in entertainment media wall with aerial point in place, finished with wall mounted radiator and karndean style LVT flooring and wall panelling

Landing

From the landing all doors lead to bedroom two and three as well as family bathroom and lastly opening to the reading corner/second landing for the master bedroom.

Bedroom Two

Generously sized second bedroom with fitted wardrobes providing that extra storage space we all crave, this room has stunning views over Manvers Lake, a great sight to wake to and enjoy a coffee, beautifully decorated with carpet to floor and wall mounted radiator with wall panelling

Bedroom Three / Office

Roomy third bedroom or as currently used ideal home office, with fitted units for storage, neutral décor, carpet to floor, wall mounted radiator and uPVC window to the front.

Family Bathroom

Perfect spot to relax and unwind the serene family bathroom is tiled for easy clean in neutral tones also comprising of low flush WC, pedestal wash hand basin and bath with shower over and glass screen in place, finished with chrome heated towel rail and uPVC frosted window to the side.

Reading Corner / Second Landing

This space could be utilised as you wish, but would make a great reading corner with uPVC window over looking the front, wall mounted radiator, carpet to floor and stairs leading to master suite.

Master Bedroom

The impressive master bedroom is decorated in neutral tones and has ample space to add further storage and furniture if needed, having uPVC window to the front, wall mounted radiator, carpet to floor and doors leading to dressing room and the en-suite.

Dressing Room

A room of many uses, currently a dressing room but would be an ideal nursery, home office or play room, having neutral décor, wall mounted radiator and Velux window to the rear, this room also gives access to the loft hatch, the loft is partially boarded and has ladder and lighting.

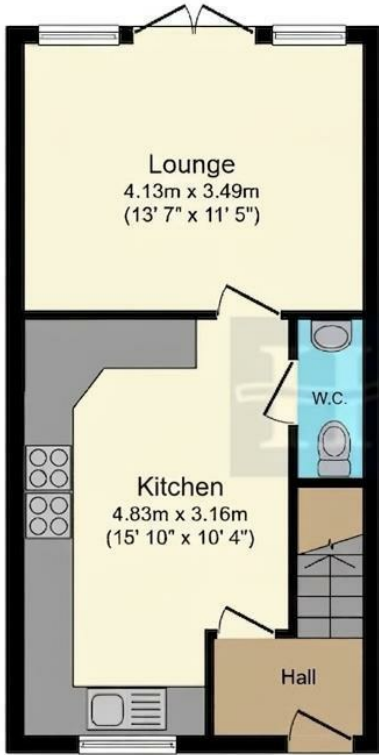
Ensuite

A space to relax and refresh, the en-suite comprises of built in storage unit, low flush WC, pedestal wash hand basin and corner shower unit, having splash back tiles to walls and Velux style window to the rear.

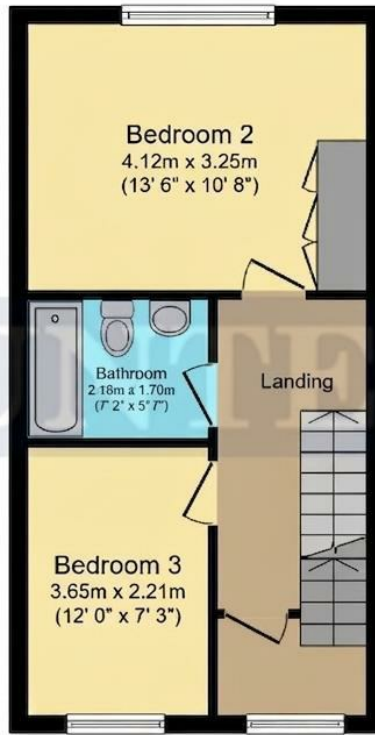
Exterior

This home oozes kerb appeal, located on newly built quiet estate with Manvers lake views, offering secure off road parking with well maintained large paved drive, with decorative pebbles to borders, greenery to the side and path leading to front entrance as well as the side of the home with gate opening to the rear if needed, the front of the home also benefits from a hot water tap, great for washing the car. At the rear is the real hidden gem to this home, the fully enclosed well landscaped garden is split into two sections, making a space the whole family can enjoy. Firstly is a patio laid with porcelain tiles for easy maintenance ideal for seating and enjoying the warmer months, leading on to a lawn with established shrubs to the borders adding a splash of colour, with wooden built storage shed as well as summer house both having power, a decorative wooden arch way opens to a gardeners dream with raised vegetable/flower beds and green house with electric power, a great space if you have green fingers, all in all this space is made to entertain and provide a tranquil outdoor retreat for all the family.

Floorplan



Ground Floor



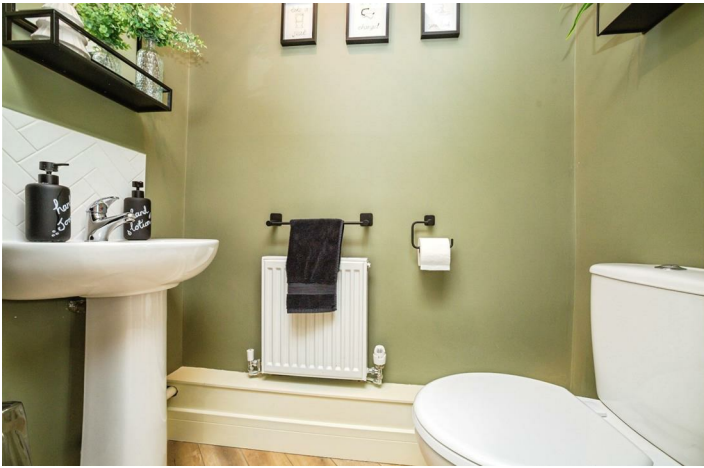
First Floor



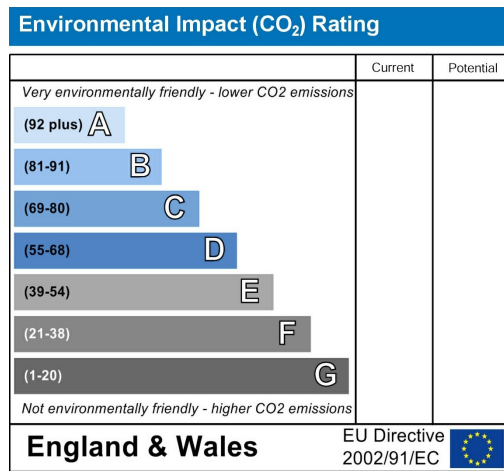
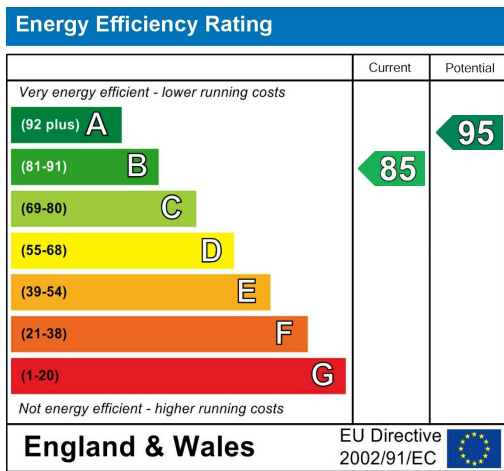
Second Floor

Total floor area: 104.3 sq.m. (1,123 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







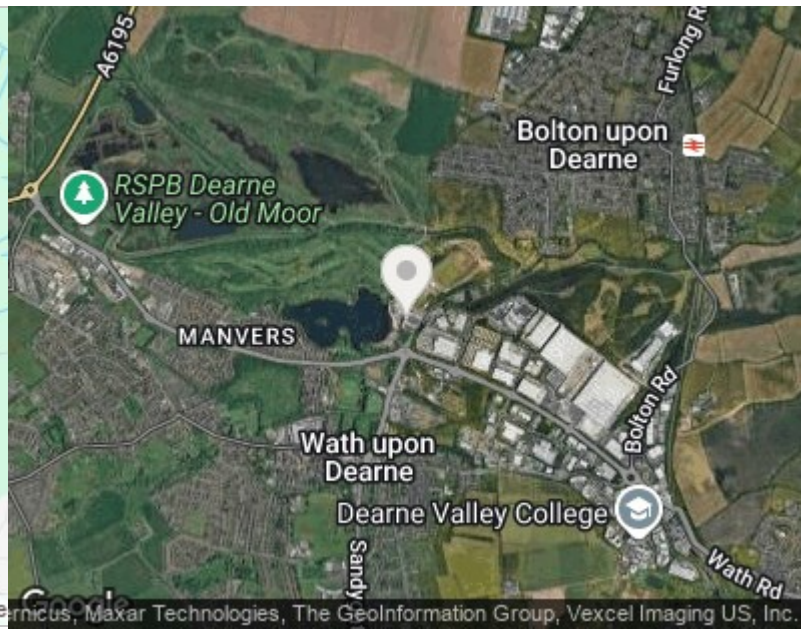
Energy Efficiency Graph

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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