



Kingsbrook Chase

Wath-Upon-Dearne, Rotherham, S63 7FG

Guide Price £210,000 - £220,000



- FOUR BEDROOM TOWN HOUSE
- WELL MAINTAINED ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING B
- OFF ROAD PARKING WITH GARAGE
- POPULAR MANVERS LAKE ESTATE
- MODERN FIXTURE AND FITTINGS
- GCH / DG
- COUNCIL TAX BAND C

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Nestled in the sought-after Kingsbrook Chase, Wath-Upon-Dearne, this splendid four-bedroom townhouse offers a perfect blend of modern living and convenience. Situated within the popular Manvers Lake estate, this property is ideal for families seeking a comfortable and spacious home.

As you enter, you will be greeted by generous dimensions throughout, providing ample space for relaxation and entertaining. The modern fixtures and fittings enhance the contemporary feel of the home, ensuring a stylish yet functional living environment. The property boasts off-road parking, complemented by a garage, making it easy to accommodate vehicles and providing additional storage options.

The enclosed rear garden is a delightful feature, well-maintained and perfect for outdoor activities or simply enjoying a quiet moment in the fresh air. This private space is ideal for children to play or for hosting summer gatherings with friends and family.

Location is key, and this townhouse does not disappoint. It is conveniently close to all local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This makes it an excellent choice for those who value accessibility and community.

In summary, this four-bedroom townhouse in Kingsbrook Chase is a remarkable opportunity for anyone looking to settle in a vibrant area with modern comforts and a welcoming atmosphere. Do not miss the chance to make this lovely property your new home.

Entrance Hall

Via a composite door this opens in to the roomy and welcoming entrance hall, ideal for coats and shoes, having neutral décor, tile effect flooring, wall mounted radiator, stairs rising to first floor with under storage and doors leading to kitchen/diner, downstairs WC and living room.

Kitchen/Diner

The real hub of the home is the kitchen/diner, great space to entertain family and friends, with an array of wall and base units fitted providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven and hob with extractor fan over, space and plumbing for washing machine, having neutral décor, vinyl flooring, wall mounted radiator, uPVC window to the front and plenty of space to add a large dining table if needed.

Downstairs WC

Handy addition to any busy house hold, comprising of low flush WC, pedestal wash hand basin, neutral décor and wall mounted radiator to finish.

Living Room

Step inside the bright and airy living space, having uPVC windows as well as French doors to the rear really bringing the outdoors in, with neutral décor, tile effect flooring, wall mounted radiators and aerial point in place.

Landing

From the landing a further staircase goes to second floor, with doors then leading to bedrooms three and four, family bathroom and handy airing cupboard, having neutral décor, wood effect flooring and wall mounted radiator.

Bedroom Three

A spacious and light double bedroom with two uPVC windows facing the rear, wood effect flooring, neutral décor and wall mounted radiator.

Bedroom Four

A further double bedroom with plenty of room to add storage and furniture with uPVC windows to the front, neutral décor and wood effect flooring.

Family Bathroom

Perfect spot to relax and unwind the family bathroom comprises of low flush WC, pedestal wash hand basin and bath with shower over and screen in place, decorative splash back tiles, extractor fan and chrome heated towel rail.

Landing

From the landing all doors lead to bedrooms one and two as well as a further handy storage cupboard which is home to the combi boiler.

Bedroom One

Generously sized master bedroom, filled with natural light from two uPVC windows facing the rear, with neutral décor, carpet to floor, wall mounted radiator and door to en-suite.

En-suite

A space to refresh, the en-suite comprises of double shower unit, low flush WC and pedestal wash hand basin, tiled for easy clean and finished with chromed heated towel rail.

Bedroom Two

Last but certainly not least this is another spacious double bedroom, having two uPVC windows to the front, carpet to floor and wall mounted radiator.

Exterior

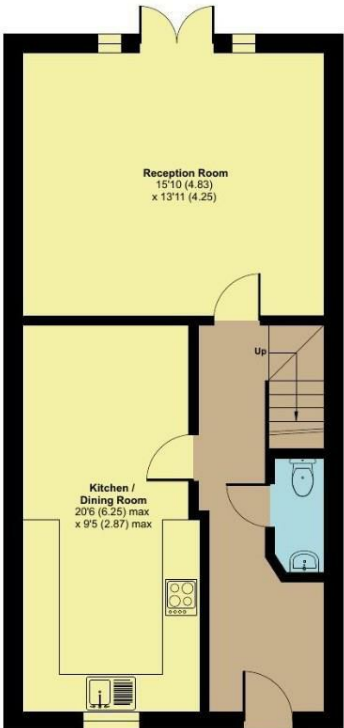
The front of this property oozes kerb appeal, having a decorative side lawn and stablished hedges to the front border, pathway then leads to front door.

At the rear is a fully enclosed well maintained garden, partly decked, ideal for seating and enjoying the warmer months, leading to a lawn the kids can enjoy, a path then leads to a rear gate.

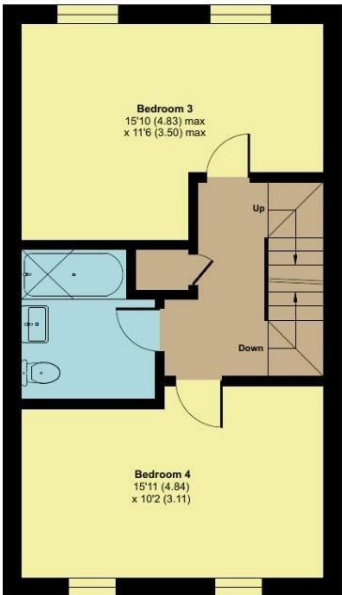
To the rear of this property is where the garage is located, providing secure off road parking, having an up and over door and lighting.

Kingsbrook Chase, Wath-upon-Dearne, Rotherham, S63

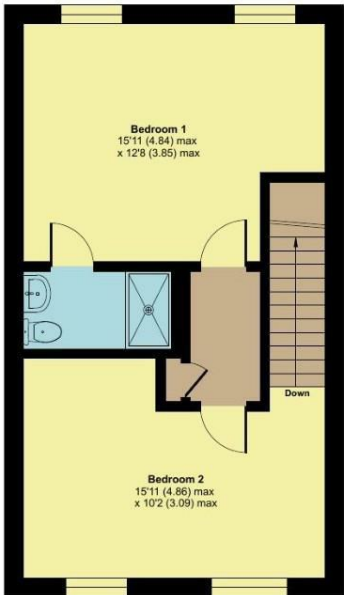
Approximate Area = 1501 sq ft / 139.4 sq m
Garage = 203 sq ft / 18.8 sq m
Total = 1704 sq ft / 158.2 sq m
For identification only - Not to scale



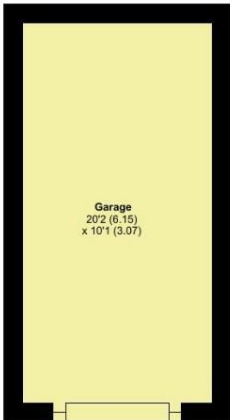
GROUND FLOOR
APPROX FLOOR
AREA 51.9 SQ M
(559 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 43.7 SQ M
(471 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 43.7 SQ M
(471 SQ FT)



GARAGE
APPROX FLOOR
AREA 18.8 SQ M
(203 SQ FT)

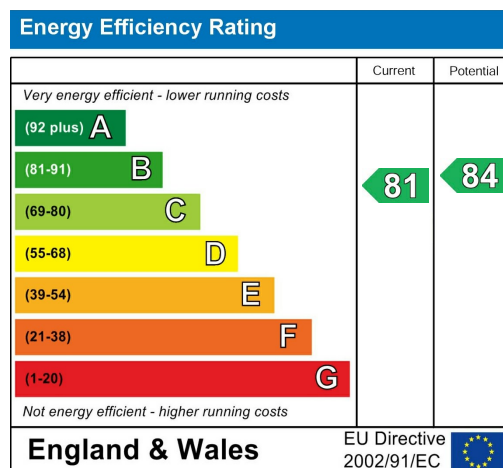


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1503968





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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