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Countryside Way

Kilnhurst, Rotherham, S64 5ST

Guide Price £340,000 - £350,000

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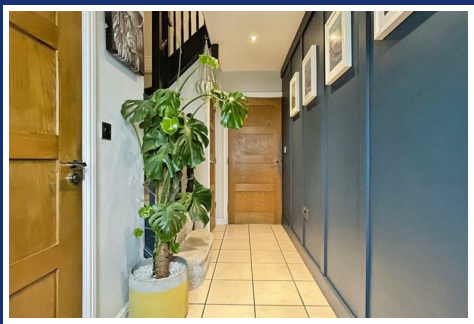
- FOUR BEDROOM DETACHED PROPERTY
- OFF ROAD PARKING
- GENEROUS DIMENSIONS
- SOUGHT AFTER AREA
- EPC RATING: C
- DETACHED GARAGE
- FREEHOLD
- BEAUTIFUL ENCLOSED REAR GARDEN
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND: E

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Nestled in the picturesque Countryside Way, Kilnhurst, Rotherham, this glamorous four-bedroom detached house offers a perfect blend of modern living and countryside charm. The property boasts a detached garage and off-road parking for up to three vehicles, complete with an electric vehicle charging point, catering to the needs of today's eco-conscious homeowner.

Upon entering, you are greeted by a welcoming front entrance hall that leads to a convenient downstairs WC. The heart of the home is the open-plan kitchen diner, which flows seamlessly into the lounge, featuring a delightful multi-fuel fire and a charming bay window that invites natural light. Bi-folding doors from the dining area open up to a beautifully enclosed rear garden, perfect for entertaining or relaxing. The garden features a decked seating area with a hot tub, alongside a spacious slabbed patio, ideal for summer gatherings.

The first floor comprises two well-appointed bedrooms, which share a Jack and Jill ensuite, along the fourth bedroom and a family bathroom. Ascend to the second floor, where you will find an extensive master bedroom, complete with built-in wardrobes and a private ensuite, providing a tranquil retreat.

This property is situated in a sought-after area, offering excellent commuting options, making it an ideal choice for families and professionals alike. With its modern amenities and stunning outdoor space, this home is a rare find in the market. Don't miss the opportunity to make this exquisite property your own.

ENTRANCE HALL
Stepping through the 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 tile flooring and recessed door mat with carpeted stairs rising to the first floor. Doors leading to the Kitchen Diner and Downstairs WC.

KITCHEN DINING ROOM
19'3" x 20'8" (5.87m x 6.30m)
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, work surface over, Belfast kitchen sink, drainer and pull out tap, space for free standing cooker with modern stainless steel extractor over, integrated dishwasher, space and plumbing for wash machine, splash back to walls, uPVC window to the rear and side with tile flooring that flows through to the dining area. Plenty of space for a large dining table, with tall vertical wall mounted radiator and two beautiful bi-folding doors giving access to the beautiful enclosed rear garden. Further open doorway leading straight into the lounge area.

LOUNGE
11'1" x 18'8 including bay window (3.38m x 5.69m including bay window)
A real gem is the living room. Comprising of a large bay uPVC window to the front filling the room with natural light. With multi fuel fire giving this space not only a focal point but a cosy feel, beautifully presented with oak veneer flooring, modern décor and aerial point to finish.

DOWNSTAIRS WC
3'1" x 6'2" (0.94m x 1.88m)
Handy addition to any busy household is the downstairs WC, comprising of floating ceramic wash hand basin, low flush WC, frosted uPVC window and wall mounted radiator with beautiful tile flooring.

LANDING
The impressive landing is decorated in neutral tones with further staircase rising to second floor, wall mounted radiator and doors leading to bedrooms two, three and four as well as family bathroom. Airing cupboard located in corner.

BEDROOM TWO
11'1" x 13' (3.38m x 3.96m)
The generously double bedroom with open storage area providing that extra storage we all crave, decorated in modern tones with carpet flooring, wall mounted radiator, aerial point, uPVC window to the front with stunning views and door to the jack and jill en-suite.

BEDROOM THREE
11'4" x 13'7" (3.45m x 4.14m)
Spacious double bedroom, decorated in cool tones, with carpet flooring , all mounted radiator and uPVC window to the rear elevation. Plenty of room for bedroom furniture with further door leading to the jack and jill ensuite.

JACK & JILL ENSUITE
5'6" x 7'1" (1.68m x 2.16m)
The stylish en-suite is perfect for any busy household, having tiled flooring and partial tiling to walls for easy clean, with tile flooring comprising of low flush WC, vanity unit with built in sink and corner shower unit with heated towel rail to finish.

BEDROOM FOUR
7'8" x 10'6" (2.34m x 3.20m)
Further good sized bedroom, neutrally decorated with wall mounted radiator, carpet flooring and uPVC window overlooking the rear garden.

BATHROOM
7'7" x 6'2" (2.31m x 1.88m)
Great spot to relax and unwind is the family bathroom, comprising of three piece suite, low flush WC, pedestal wash hand basin and bath, with decorative splash back tiles to walls and tiled flooring, uPVC frosted window to the front and heated towel rail.

SECOND FLOOR LANDING
Carpet landing with neutral décor and door leading into the master bedroom.

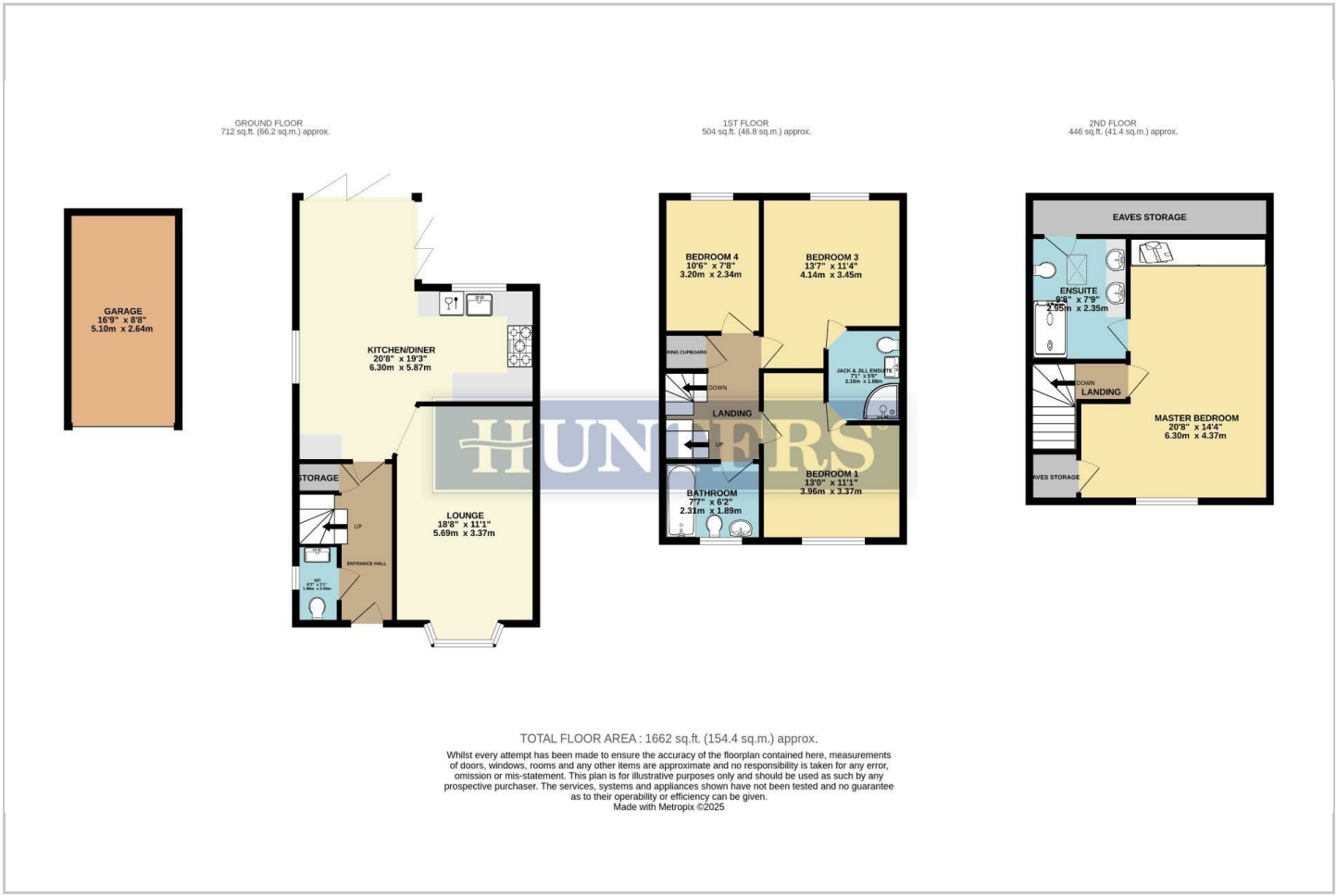
MASTER BEDROOM
14'4" x 20'8" (4.37m x 6.30m)
Based on the top floor this room benefits from a wall of built in wardrobes providing extra storage, stylish décor, uPVC window to the front, carpet flooring, wall mounted radiator and further door leading to its very own ensuite. Access to the eaves storage aswell as loft hatch can also be found in this room.

ENSUITE
7'8" x 9'8" (2.34m x 2.95m)
The stylish en-suite is perfect to hideaway and relax, decorative tile flooring with splash back tiles to walls for easy clean, comprising of low flush WC, his and hers wash hand basin with under storage and double shower unit, Velux window and heated towel rail to finish.

DETACHED GARAGE
8'8" x 16'9" (2.64m x 5.11m)
The detached garage is located to the around the rear of the home down a slip road allowing off road secure parking or further storage space, with up and over door. and driveway to the front.

EXTERIOR
The front of the property has great kerb appeal, benefiting from block paved off road parking area for two vehicles to the side of the property with a EV charging point. Lawn area having hedges and shrubs adding splashes of colour with slabbed pathway leading to the front entrance door.
At the rear of the property is a well maintained and fully enclosed garden area. Having lawn area with plants and shrubs to the boarders. Beautiful decked area with space for seating as well as having the extra bonus of a hot tub. Large slabbed patio area providing more space for seating or dining in the summer months with fencing surrounding the garden.

Floorplan


GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.
1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.
2ND FLOOR
446 sq.ft. (41.4 sq.m.) approx.
GARAGE
16'9" x 8'8"
5.10m x 2.64m
KITCHEN/DINER
20'8" x 19'3"
6.30m x 5.87m
LOUNGE
18'8" x 11'1"
5.69m x 3.37m
ENTRANCE HALL
BEDROOM 4
10'6" x 7'8"
3.20m x 2.34m
BEDROOM 3
13'7" x 11'4"
4.14m x 3.45m
LANDING
BEDROOM 1
13'0" x 11'1"
3.96m x 3.37m
BATHROOM
7'7" x 6'2"
2.31m x 1.89m
EAVES STORAGE
ENSUITE
9'8" x 7'9"
2.95m x 2.35m
LANDING
MASTER BEDROOM
20'8" x 14'4"
6.30m x 4.37m
TOTAL FLOOR AREA : 1662 sq.ft. (154.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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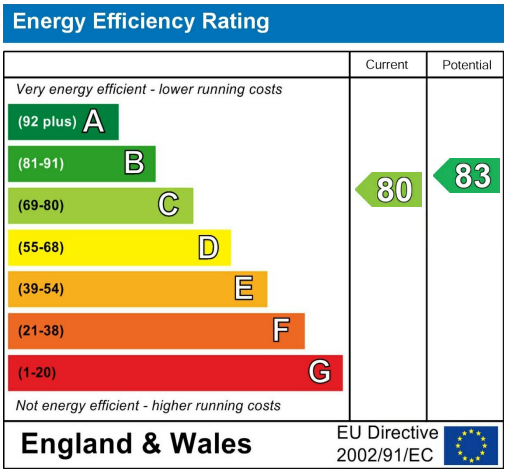


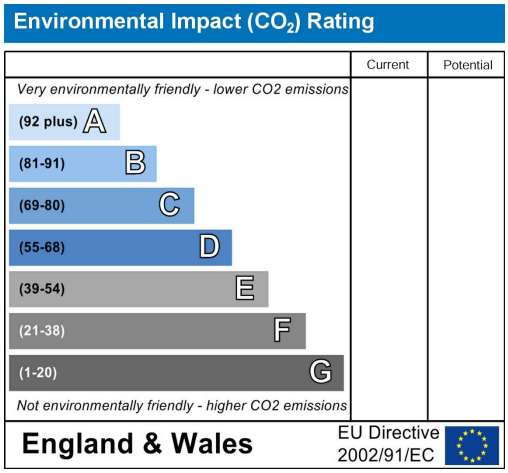







Energy Efficiency Graph





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







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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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