



## Willow Road

Wath-Upon-Dearne, S63 7PD

Guide Price £290,000 - £300,000



- THREE BEDROOM DETACHED BUNGALOW
- LARGE DRIVEWAY WITH DETACHED GARAGE
- SOUGHT AFTER LOCATION
- EPC RATING: D
- CONSERVATORY
- GENEROUS DIMENSIONS THROUGHOUT
- PLENTY OF STORAGE
- COUNCIL TAX BAND: D

# Willow Road

Wath-Upon-Dearne, S63 7PD

Guide Price £290,000 - £300,000



GUIDE PRICE £290,000 - £300,000. A BREATH OF FRESH AIR! SITUATED IN THE POPULAR VILLAGE OF WATH UPON DEARNE SITS THIS SPECTACULAR, PICTURE PERFECT THREE BEDROOM DETACHED BUNGALOW, BEAUTIFULLY PRESENTED THROUGHOUT HOSTING A SIZEABLE PLOT WITH PLENTY OF SCOPE. The property is prominently set in a good commuter location within walking distance to local shops and amenities. Easy reach to the A1, Doncaster, Rotherham, and Barnsley.

Blending character with a present day contemporary finish, this sumptuous home, boasts both style and substance with a high specification throughout. Having generous dimensions, a flexible layout, neutral décor throughout, modern fixture and fittings, sizeable garden and large block paved driveway, Briefly comprising Entrance Hall, Lounge/Diner, Kitchen, Conservatory, Master Bedroom having private WC, two further Bedrooms and Shower Room. Book now to avoid disappointment!

### Entrance Hall

Stepping through a stunning double glazed uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming space providing the perfect location to take off those muddy wellies. Doors leading to Lounge/Diner, all three bedrooms, family bathroom and two storage rooms.

### Living Room/Diner

18'01" x 19'08" (5.51m x 5.99m)

Adding further wow factor to this family home. This charming living space is basking in natural light through a large double glazed half bay window to the front as well as further rear facing uPVC window and uPVC double sliding doors opening to the conservatory. The room hosts a chimney breast with opportunity to add electric fire if wanted giving a great focal point to the room and a cosy feel in the wintry months. Having plenty of room for furniture with wall mounted radiators, carpet flooring and aerial point in place. Open doorway leading straight into the Kitchen area.

### Conservatory

6'11" x 11'11" (2.11m x 3.63m)

The perfect extra addition to the home is the conservatory, with surrounding uPVC windows bringing the out doors in. Comprising of carpet flooring and uPVC French doors exiting to the enclosed rear garden. This space can be enjoyed all year round.

### Kitchen

7'11" x 12'11" (2.41m x 3.94m)

You really appreciate the added benefits created by this brilliant, exquisite kitchen. Benefiting with high end appliances comprising of a wide range of wall and base units with beautiful work surface over, integrated double electric oven, electric four ring hob with extractor hood over, integrated dishwasher, stainless steel sink and drainer with matching tap and space for fridge freezer. Splendid décor with uPVC window and door to the rear.

### Bedroom One

10'11" x 10'10" (3.33m x 3.30m)

A sumptuous large master bedroom filled with natural light through the large uPVC window. Sensational décor with carpet flooring, built in double wardrobe, wall mounted radiator and further door leading to WC.

### Ensuite

2'06" x 6'10" (0.76m x 2.08m)

Perfect for any busy household. Comprising of low flush WC and pedestal sink. Space and plumbing for washing machine and dryer.

### Bedroom Two

9'10" x 10'10" (3.00m x 3.30m)

A further double bedroom with neutral décor. Having carpet flooring, wall mounted radiator and uPVC window to the front exterior. Plenty of space for bedroom furniture.

### Bedroom Three

10'06" x 8'11" (3.20m x 2.72m)

Here we have a third bedroom. Comprising of beautiful décor, providing generous space with wall mounted radiator, carpet flooring and uPVC window to the side elevation.

### Shower Room

5'06" x 10'06" (1.68m x 3.20m)

An elegant Shower Room, fitted with three piece suite. Comprising of double shower cubicle, low flush WC and wash hand basin with underneath storage. Extra bonuses of wall mounted heated towel rail, tiled flooring and partially tiled walls. Frosted uPVC window to the rear.

### Garage/Workshop

Offering that extra secure storage we all crave or further off road parking with up and over door. Having extra benefit of workshop to the rear with door leading out into the beautiful rear garden.

### Exterior

The front of the property oozes kerb appeal with a large block paved driveway to the front and side of the property leading to the garage providing plenty of off street parking.

At the rear stands the fully enclosed, landscaped rear garden, partly paved area ideal for seating in the summer months leading on to a well maintained lawn, surrounded by established, plants, flowers, trees and shrubs adding to the beauty of this space.

# Floorplan

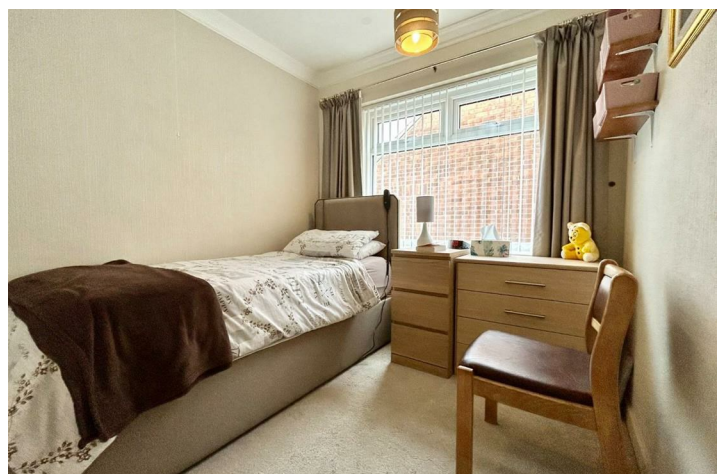
GROUND FLOOR  
1193 sq.ft. (110.8 sq.m.) approx.



TOTAL FLOOR AREA: 1193 sq.ft. (110.8 sq.m.) approx.

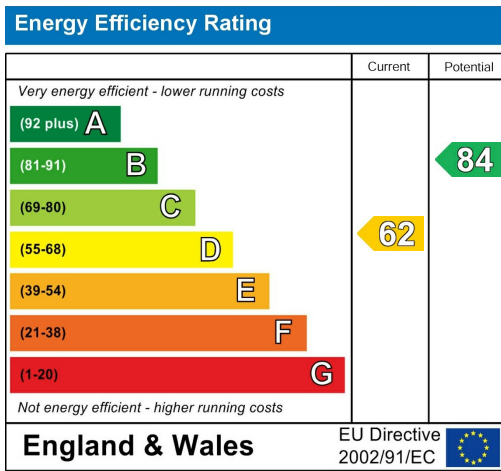
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with: hgtspcpl ©2024







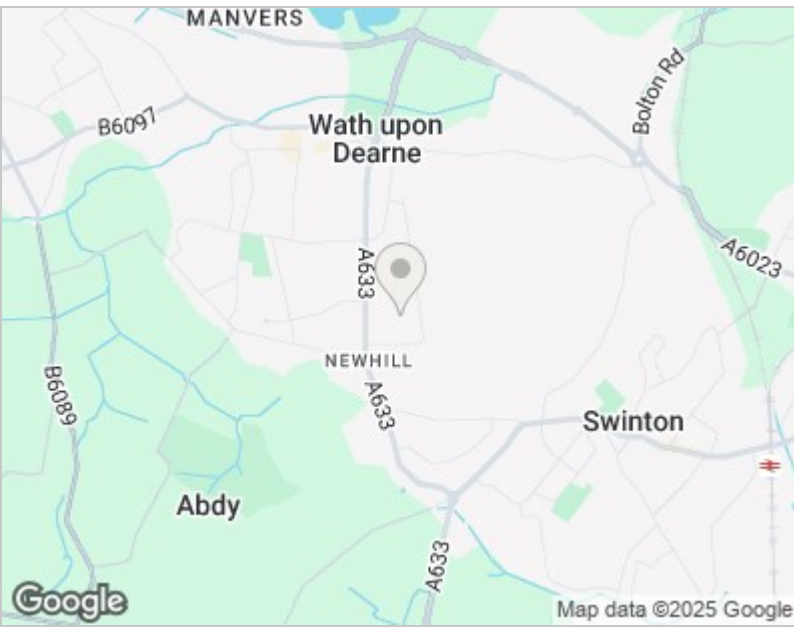
### Energy Efficiency Graph



### 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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN  
Tel: 01709 894440 Email: [dearnevally@hunters.com](mailto:dearnevally@hunters.com)  
<https://www.hunters.com>

