



Wath Road

Bolton-On-Dearne, Rotherham, S63 8LQ

Guide Price £310,000 - £310,000

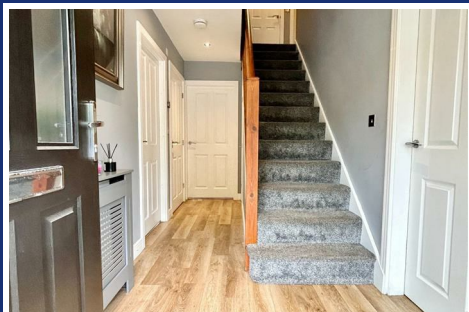


- FOUR BEDROOM DETACHED FAMILY HOME
- OFF ROAD PARKING WITH DRIVE AND DOUBLE DEATCHED GARAGE
- ENCLOSED WELL LANDSCAPED REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- MODERN FIXTURE AND FITTINGS
- PRIVATE CUL-DE-SAC
- CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS
- GCH / DG
- EPC RATING B
- COUNCIL TAX BAND B

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Nestled on Wath Road in the charming area of Bolton-On-Dearne, Rotherham, this splendid four-bedroom detached family home offers a perfect blend of comfort and modern living. With two spacious reception rooms, this property provides ample space for family gatherings and entertaining guests. The generous dimensions throughout the home ensure that every member of the family can enjoy their own space.

The property boasts two well-appointed bathrooms, making morning routines a breeze for busy families. The modern fixtures and fittings throughout the house add a touch of elegance and convenience, ensuring that you can move in with ease and start enjoying your new home right away.

Outside, you will find off-road parking, along with a double detached garage, providing additional storage or workshop space. The enclosed rear garden is a true highlight, featuring well-landscaped, low-maintenance areas that are perfect for children to play or for hosting summer barbecues with friends and family.

Conveniently located close to local amenities, this home is ideal for those who appreciate the ease of access to shops, schools, and recreational facilities. Furthermore, its excellent transport links make commuting straightforward, whether you are heading to work or exploring the surrounding areas.

This delightful property is perfect for families seeking a comfortable and stylish home in a friendly community. Don't miss the opportunity to make this house your new home.

ENTRANCE HALL

Via a composite front door this opens to the welcoming entrance hall, ideal for coats and shoes, having laminate to floor, decorated in cool tones with stairs rising to first floor, wall mounted radiator and doors leading to downstairs WC, kitchen/diner, lounge and built in storage cupboard.

KITCHEN DINING ROOM

26'2" x 9'6" narrowing to 8'3" (7.98m x 2.90m narrowing to 2.51m)

Step inside the impressive kitchen/diner, the real hub of this family home, having a modern white high gloss kitchen with an array of wall and base units providing storage, wood effect work surface over, stainless steel sink, drainer and matching mixer tap, integrated double oven with gas hob and extractor fan over, integrated white goods such as fridge/freezer and dish washer, with space and plumbing for washing machine, inset lights to kick boards, wooden flooring, neutral décor, ceiling spot lights, ample space for a dining table or sofa as a second reception area, wall mounted radiator, uPVC window to the front as well as uPVC French doors opening to the rear filling this space with natural light making this the perfect spot to entertain family and friends.

DINING ROOM

7'4" x 11'9" including bay window (2.24m x 3.58m including bay window)

A space to enjoy meals with the family, this room is beautifully presented and spacious enough to hold a large dining table, great for those special holidays, having carpet to floor, wall mounted radiator, decorated in cool tones and uPVC bay window to the front finishes this room.

LOUNGE

12'7" x 13'1" (3.84m x 3.99m)

Enjoy cosy nights in with the family in this light and airy living space, with carpet to floor, wall mounted radiator, aerial point in place and uPVC French style doors opening to the rear really bringing the outdoors in.

DOWNSTAIRS WC

6'8" x 13'1" (2.03m x 3.99m)

Handy addition to any busy household, this room comprises of low flush WC, wash hand basin built into vanity unit, wood effect vinyl to floor, wall mounted radiator and uPVC frosted window to the side elevation.

LANDING

From the spacious landing all doors lead to bedrooms, bathroom and storage cupboard, as well as access to the loft hatch, the loft is boarded for extra storage.

BEDROOM ONE

11'6" x 12'8" narrowing to 9'9" (3.51m x 3.86m narrowing to 2.97m)

Generously sized master bedroom, having built in wardrobes providing that extra storage we all crave, with two uPVC windows facing the front filling the room with natural light, carpet to floor and wall mounted radiator, with door then leading to en-suite.

ENSUITE

7'4" x 4'9" (2.24m x 1.45m)

Perfect spot to get away and relax the beautifully presented en-suite comprises of low flush WC, wash hand basin with vanity unit for storage and walk in shower cubical, splash back tiles to walls and frosted uPVC window to the side elevation.

BEDROOM TWO

8'5" x 11'9" (2.57m x 3.58m)

Further good sized double bedroom, having built in wardrobe for storage, carpet to floor, decorated in cool tones, wall mounted radiator and uPVC window to the front.

BEDROOM THREE

8'5" x 9'5" (2.57m x 2.87m)

Another double bedroom, having carpet to the floor, neutral décor, wall mounted radiator and uPVC window to the rear.

BEDROOM FOUR

10'9" x 7'4" (3.28m x 2.24m)

Final bedroom but certainly not least, this fourth double bedroom has built in wardrobes for storage space, carpet to floor, wall mounted radiator and uPVC window facing the rear.

BATHROOM

7'6" x 5'7" (2.29m x 1.70m)

Ideal spot to the relax and unwind, the sleek family bathroom comprises of low flush WC, pedestal wash hand basin and bath with shower over and screen in place, fully tiled for easy clean, chrome heated towel rail, ceiling spot lights and frosted uPVC window to the rear to finish.

DOUBLE DETACHED GARAGE

17'8" x 16'4" (5.38m x 4.98m)

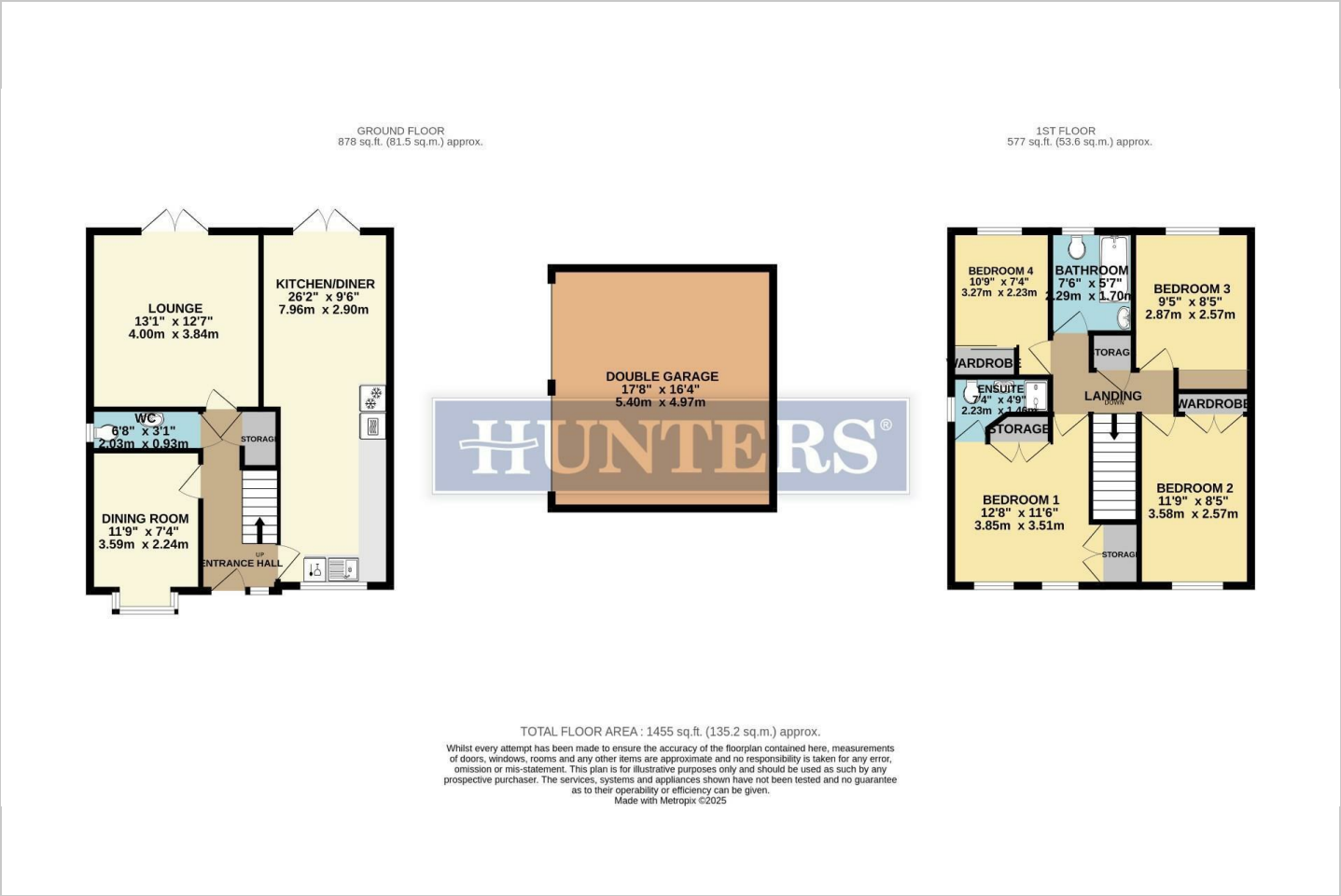
The double detached garage is found to the rear of the property, allowing for secure off road parking to your and your guests or providing extra storage space, with electric shutter doors, multiple power points, lighting in place and bordered ceiling for extra storage.

EXTERIOR

The front of this property oozes kerb appeal, built in beautiful stone with walled exterior and having establishes hedges and trees to the borders adding not only to the privacy but a splash of colour, decorative iron gate gives access to the front entrance with side road giving access to the rest of the private cul-de-sac as well as access to the driveway and double detached garage allowing for multiple cars to be securely parked off road, iron gate also gives access to rear garden.

To the rear is a well landscaped, enclosed rear garden all the family can enjoy, partly paved ideal for seating and enjoying the warmer months with a BBQ, leading to the low maintenance artificial lawn, with established plants and shrubs to the boarder adding colour, decorative iron gate then leads out to rear giving access to the garage.

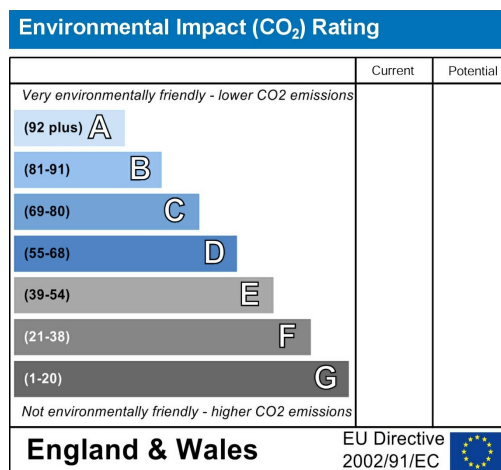
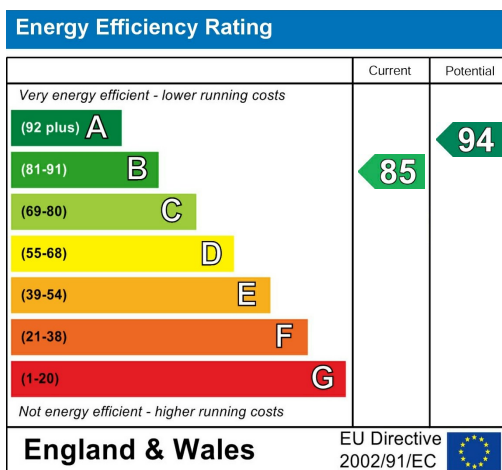
Floorplan







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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