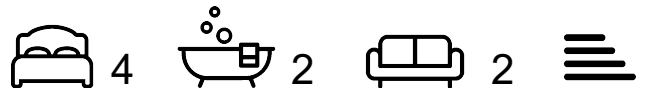




## Skylark View

Wath-Upon\_Dearne, Rotherham, S63 6FG

Guide Price £250,000 - £260,000



- THREE STORY, FOUR BEDROOM SEMI DETACHED FAMILY HOME
- ENCLOSED, WELL MAINTAINED AND LANDSCAPED REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES AND GOOD COMMUTE LOCATION
- EPC RATING TBC

- OFF ROAD PARKING
- SOUGHT AFTER ESTATE CLOSE TO MANVERS LAKE
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND C

# Skylark View

Wath-Upon\_Dearne, Rotherham, S63 6FG

Guide Price £250,000 - £260,000



\*\*\* Guide Price £250,000 to £260,000 \*\*\*

Welcome to this impressive three-storey, four-bedroom semi-detached family home located in the desirable area of Skylark View, Wath-Upon-Dearne, Rotherham. This property offers a perfect blend of modern living and comfort, making it an ideal choice for families seeking a spacious and well-appointed residence.

As you enter, you will find two generous reception rooms that provide ample space for relaxation and entertaining. The modern fixtures and fittings throughout the home enhance its appeal, ensuring a stylish and contemporary atmosphere. The property boasts four well-proportioned bedrooms, offering plenty of room for family members or guests.

With two bathrooms, morning routines will be a breeze, providing convenience for busy households. The home also features off-road parking, a valuable asset in this sought-after area, ensuring that you and your guests have easy access.

Step outside to discover an enclosed, well-maintained, and beautifully landscaped rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. This private space is ideal for family gatherings or quiet evenings under the stars.

Situated close to Manvers Lake, this property is not only surrounded by natural beauty but also benefits from proximity to local amenities, making daily life convenient. Additionally, its excellent transport links provide a good commute location for those travelling to nearby towns or cities.

In summary, this semi-detached family home in Skylark View is a wonderful opportunity for those seeking a modern, spacious, and well-located property. With its generous dimensions and attractive features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

### Entrance Hall

Via a composite front door this opens into the impressive entrance hall, having neutral décor, tiled floor for easy clean, wall mounted radiator, stairs rising to first floor, under stairs storage ideal for coats and boots, with further doors leading to downstairs WC as well as kitchen/dining room and utility space.

### Downstairs WC

5'7" x 3'3" (1.70m" x 0.99m")

Handy addition to any busy house hold this room comprises of low flush WC, wash hand basin, wall mounted radiator as well as decorative splash back tiles, uPVC frosted window to the front and tiled floor to finish.

### Utility Room

8'6" x 8'9" (2.59m" x 2.67m")

This room offers that extra space to do and hide the family laundry, having space and plumbing for washer and dryer as well as work surface, this room once was part of the garage and has been converted to make further space in this already expansive family home.

### Kitchen/Dinning Room

18'6" to 9'4" x 16'2" to 8'70" (5.64m" to 2.84m" x 4.93m" to 2.44m")

The real hub of this home is the spacious and modern kitchen/dining room, fully tiled floor for easy clean and having ample room for a dining table as well as room for a sung corner this really is a space you can entertain family and friends. The space is filled with natural light front uPVC windows as well as French style doors and skylight all facing the side and rear of the home, really brining the out doors in. The sleek kitchen has an array of wall and base units providing storage, with contrasting worksurface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven and microwave, integrated gas hob with extractor fan over as well as integrated white goods such as dishwasher and fridge/freezer. The room is finished with neutral décor and wall mounted radiators.

### Landing

The roomy landing has wall mounted radiator, stairs rising to second floor and doors leading to living room as well as bedroom one and airing cupboard.

### Living Room

16'10" x 10'9" (5.13m" x 3.28m")

The light and airy living room is a great space to enjoy those cosy nights with family, having neutral décor with an impressive media wall creating a focal point, carpet to floor, wall mounted radiators and uPVC window as well as uPVC French style doors with Juliet balcony facing the rear to help fill this room with natural light.

### Bedroom One

14'2" x 9'5" (4.32m" x 2.87m")

The generously sized master suite has built in wardrobes providing that extra storage we all crave, beautifully presented with uPVC window to the front, wall mounted radiator and further door opening to the ensuite.

### Ensuite

5'5" x 5'4" (1.65m" x 1.63m")

Private space to relax, the ensuite comprises of low flush WC, pedestal wash hand basin and shower, with decorative splash back tiles, chromed heated towel rail and uPVC frosted window to the front.

### Landing

The second floor landing has doors leading to bedrooms two, three and four as well as family bathroom.

### Bedroom Two

14'1" x 9'1" (4.29m" x 2.77m")

The expansive second bedroom has again built in wardrobes to provide storage space, neutral in décor with two uPVC windows facing the front filling this room with natural light, finished with wall mounted radiator.

### Bedroom Three

11'2" x 8'09" (3.40m" x 2.67m")

Good sized double bedroom, beautiful presentation with carpet to floor, wall mounted radiator and uPVC window to the rear.

### Bedroom Four

8'06" x 7'9" (2.59m" x 2.36m")

Last but certainly not least the roomy third bedroom is a great single bedroom or ideal home office, decorated in neutral tones with carpet to floor, wall mounted radiator and uPVC window to the rear.

### Family Bathroom

8'8" x 6'3" (2.64m" x 1.91m")

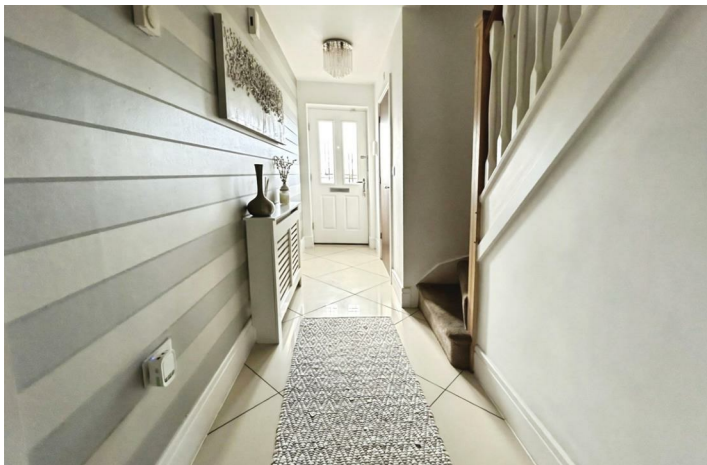
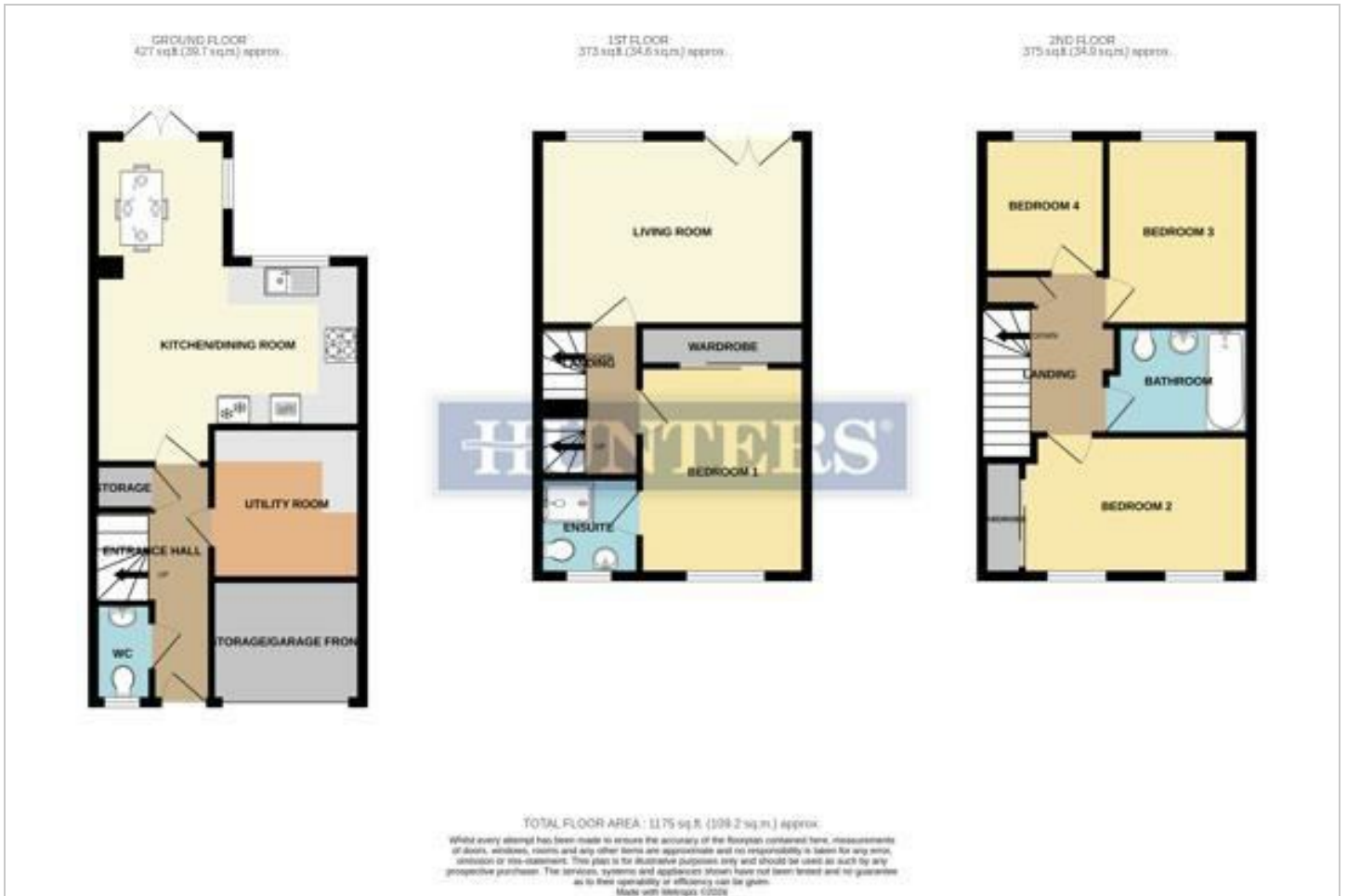
The ideal spot to relax and unwind, the modern family bathroom comprises of low flush WC, floating wash hand basin with storage, large bath tub with shower over and screen in place, with tiled walls and floor, finished with extractor fan and chrome heated towel rail.

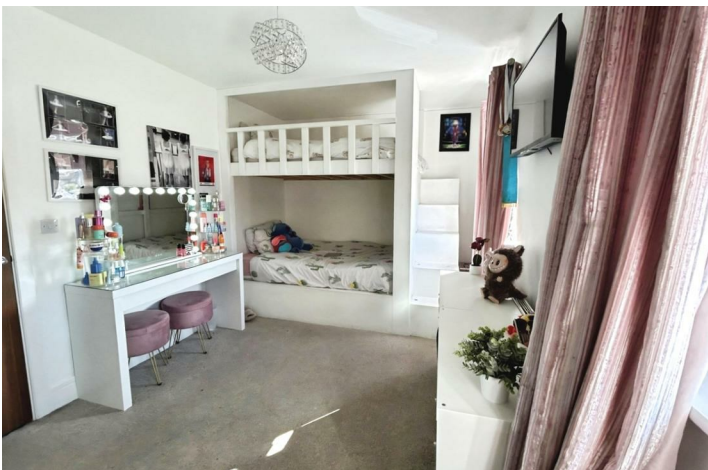
### Exterior

The front of this home oozes kerb appeal, having a large drive for two to three cars and facing on to a park which all the family can use and enjoy as well as providing lovely views, access to the front of the garage used for storage can be gained by an up and over door, you can also access the front entrance as well as the side of the home if needed.

At the rear is a fully enclosed, well maintained and landscaped garden, partly paved ideal for seating and enjoying the warmer months, leading to the lawn and having decorative pebbles, plants and shrubs to the borders adding to the beauty of this space, it really is a garden the whole family can utilise.


# Floorplan








### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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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