

# HUNTERS<sup>®</sup>

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## Marvell Way

Wath-Upon-Dearne, Rotherham, S63 7FL

Guide Price £100,000 - £110,000



- ONE BEDROOM APARTMENT
- OFF ROAD PARKING
- NEW COMBI BOILER
- MODERN FIXTURE AND FITTINGS
- EPC RATING: C

- SOUGHT AFTER LOCATION
- LOCATED WITHIN WALKING DISTANCE TO THE LOCAL LAKE
- FREEHOLD
- STYLISH DECOR
- COUNCIL TAX BAND: A

Tel: 01709 894440

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Nestled in the charming area of Wath-Upon-Dearne, Rotherham, this beautifully presented one-bedroom flat on Marvell Way offers a perfect blend of modern living and convenience. Built in 2009, this purpose-built apartment spans an impressive 574 square feet, making it an ideal choice for first-time buyers or those seeking a comfortable retreat.

Upon entering, you are greeted by a welcoming entrance hall that leads to a practical utility room, thoughtfully designed to accommodate a washing machine and dryer, while housing a new combi boiler for efficient heating. The ground floor features a well-appointed bathroom, complete with a stylish three-piece suite, ensuring both comfort and functionality.

As you ascend to the first floor, you will discover an open-plan living area that is both spacious and inviting. The modern fitted kitchen is equipped with ample storage and workspace, providing plenty of room for a dining table and a cosy sofa area, perfect for entertaining guests or enjoying quiet evenings at home.

The bedroom, also located on the first floor, boasts exquisite decor, a built-in wardrobe, and plush carpet flooring, creating a serene and comfortable space to unwind.

Additionally, this property benefits from off-road parking for two vehicles, enhancing its appeal for those with cars. The location is particularly advantageous, being within walking distance of the picturesque Manvers Lake, and offering excellent commuting options for those who travel for work.

This freehold flat is a rare find, combining modern amenities with a prime location, making it a wonderful opportunity for anyone looking to establish their home in a vibrant community.

## ENTRANCE HALL

Great first impression on any guest, having a beautifully presented, welcoming entrance hall with neutral modern décor. Benefiting of easy to clean tile flooring, handy for the muddy winter boots with doors leading to downstairs Bathroom and Utility Room. Carpeted stairs rising to the first floor.

## UTILITY ROOM

5'1" x 5'6" (1.55m x 1.68m)

Perfect addition to this property. Having under counter and plumbing for washing machine and space for dryer. Comprising of tiled flooring, wall mounted radiator, uPVC window to the side exterior and new combi boiler located in the corner.

## BATHROOM

6'0" x 6'0" (1.83m x 1.83m)

Perfect spot to relax and unwind, the roomy bathroom comprises of low flush WC, pedestal wash hand basin and bath with decorative splash back tiles and tile flooring. Serene décor, wall mounted radiator and uPVC window to finish.

## OPEN PLAN LIVING AREA

15'3" x 15'3" (4.65m x 4.65m)

This open plan living/kitchen is the real hub of the home and a great spot to entertain family and friends. Having neutral décor and wooden flooring through out leading to a modern fitted kitchen with an array of wall and base units providing storage, contrasting worksurface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven and four ring gas hob with extractor fan over, and under counter space for fridge. Ample space to have your sofa and TV while enjoying a night in, finished with wall mounted radiator, aerial point and four uPVC windows to the front and rear of the property. Further door leading to the bedroom area.

## BEDROOM

10'9" x 12'1" (3.28m x 3.68m)

An exquisite double bedroom boasting stunning décor with built in wardrobe with mirrored sliding doors providing the storage we all crave. Wall mounted radiator with carpet flooring and uPVC window to the front exterior. Plenty of room for extra bedroom furniture.

## EXTERIOR

The front of this property offers space you can choose to use as you wish. Having hedging and shrubs providing privacy with slabbed pathway leading to the front entrance door.

To the rear of the property is where you will find a allocated space for two vehicles providing off road parking.

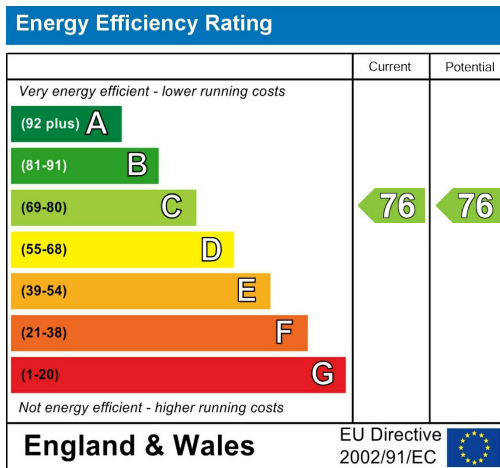
# Floorplan







## 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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