



## Marvell Way

Wath-Upon-Dearne, S63 7FL

Offers In The Region Of £150,000



- THREE BEDROOM, THREE STOREY MID TOWN • NO UPWARD CHAIN HOUSE
- OFF ROAD PARKING
- GENEROUS DIMENSIONS THROUGHOUT
- POPULAR MANVERS ESTATE
- EPC RATING TBC
- ENCLOSED AND PRIVATE REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- GCH / DG
- COUNCIL TAX BAND C

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Nestled in the sought-after Manvers Estate, this delightful three-storey mid-town house on Marvell Way, Wath-Upon-Dearne, presents an excellent opportunity for both families and professionals alike. Built in 2010, this modern residence boasts a generous living space of 1,663 square feet, ensuring ample room for comfortable living.

The property features three well-proportioned bedrooms, providing a perfect sanctuary for rest and relaxation. With two bathrooms, morning routines will be a breeze, catering to the needs of busy households. The ground floor welcomes you with a spacious reception room, ideal for entertaining guests or enjoying quiet evenings with family.

One of the standout features of this home is the enclosed private rear garden, offering a tranquil outdoor space for gardening, play, or simply unwinding after a long day. Additionally, the property benefits from off-road parking, ensuring convenience and peace of mind.

Situated close to all local amenities, residents will find themselves within easy reach of shops, schools, and recreational facilities, making it an ideal location for everyday living. With no upward chain, this property is ready for you to move in and make it your own.

In summary, this charming three-bedroom townhouse combines modern living with a prime location, making it a fantastic choice for those seeking a new home in Wath-Upon-Dearne. Don't miss the chance to view this lovely property and envision your future here.



### Entrance Hall

Via a composite door this opens into the welcoming entrance hall, having stairs rising to first floor and doors leading to downstairs WC, kitchen and Living Room.

### Downstairs WC

6'01" x 2'01" (1.85m" x 0.64m")

Handy addition to any home this room comprises of low flush WC, wash hand basin and wall mounted radiator to finish.

### Kitchen/Diner

14'09" x 8'11" (4.50m" x 2.72m")

The spacious kitchen/diner is a great room to entertain guests, having an array of wall and base units fitted providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven and hob with extractor fan over, space and plumbing for free standing washing machine, integrated dish washer as well as fridge/freezer, still allowing ample room for a dining table, uPVC window faces the front elevation, wall mounted radiator and sliding doors then open to the living room.

### Living Room

15'10" x 10'06" (4.83m" x 3.20m")

The real hub of the home is the light and airy living room, having uPVC French doors that open to the garden really brining the outdoors in while also filling this room with natural light, decorated in neutral tones with wall mounted radiators and aerial point in place.

### Landing

From the landing all doors lead to bedrooms two and three as well as family bathroom, a further set of stairs then lead up to master bedroom.

### Bedroom Two

13'01" x 8'11" (3.99m" x 2.72m")

Good sized double bedroom with ample space to add storage and furniture if needed, decorated in neutral tones with wall mounted radiator and uPVC window to the rear.

### Bedroom Three

8'11" x 12'04" (2.72m" x 3.76m")

Roomy bedroom or ideal office space again decorated in neutral tones with wall mounted radiator and uPVC window to the front.

### Bathroom

9'00" x 6'08" (2.74m" x 2.03m")

Perfect spot to relax and unwind the family bathroom comprises of low flush WC, pedestal wash hand basin and bath, fully tiled walls for easy clean with wall mounted radiator, built in storage cupboard and frosted uPVC window to the rear.

### Master Bedroom

14'05" x 15'11" (4.39m" x 4.85m")

Generously sized master bedroom situated on the top floor, with built in wardrobes providing that extra storage we all crave, decorated in neutral tones with wall mounted radiators, uPVC window to the front and door leading to en-suite.

### Ensuite

8'05" x 5'00" (2.57m" x 1.52m")

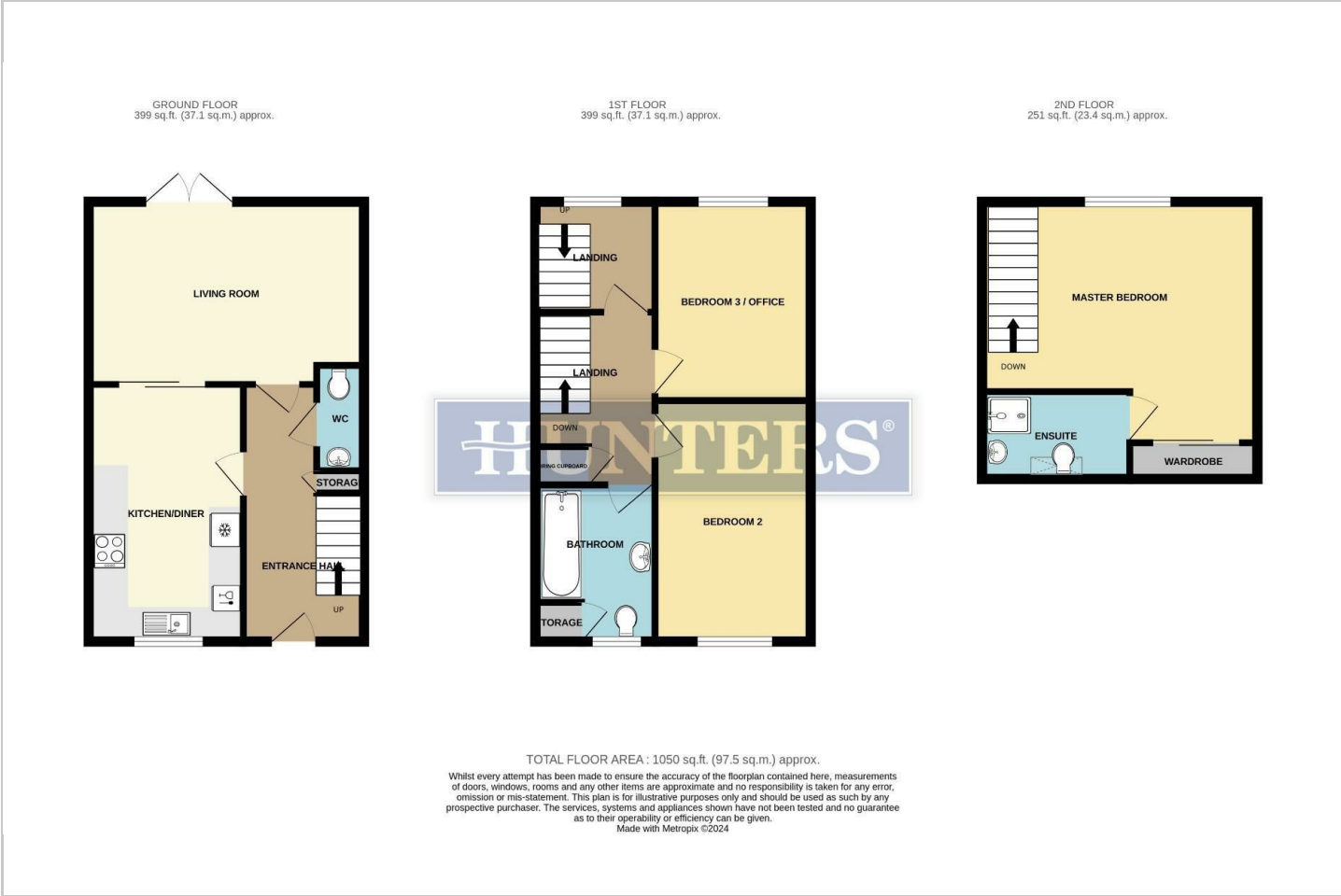
Having this second space to unwind is a bonus to this property, comprising of low flush WC, wash hand basin with built in vanity for storage and shower unit, with Velux style window to the rear and wall mounted radiator.

### Exterior

The front of the property allows for secure off road parking with driveway, path leads to front entrance door with decorative side lawn with established shrubs and plants adding a splash of colour.

At the rear is a fully enclosed garden with private untouched land to the back meaning you are not overlooked when enjoying the warmer months, the garden is mainly paved ideal for seating and low maintenance with shed in place for added storage.

Floorplan



TOTAL FLOOR AREA: 1050 sq.ft. (97.5 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.

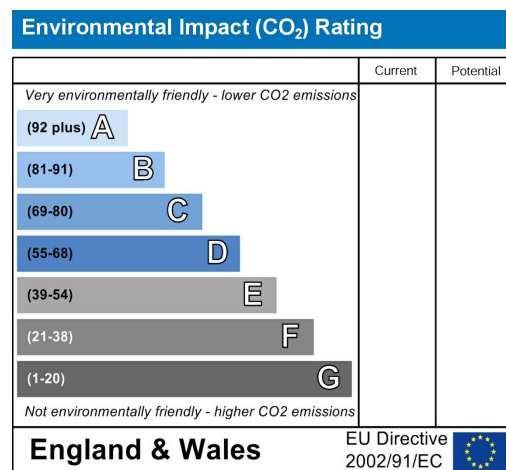
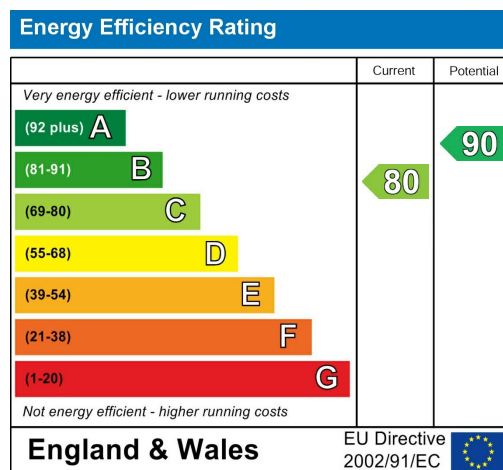
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## Energy Efficiency Graph



## 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





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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