

HUNTERS[®]

HERE TO GET *you* THERE



Marvell Way

Wath-upon-Dearne, S63 7FL

Guide Price £200,000 - £210,000



- FOUR BEDROOM, THREE STOREY END TOWN HOUSE
- OFF ROAD PARKING WITH GARAGE
- FRESHLY DECORATED AND CARPETED
- GENEROUS DIMENSIONS THROUGHOUT
- EPC RATING C
- NO UPWARD CHAIN
- ENCLOSED REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- GCH / DG
- COUNCIL TAX BAND C

Tel: 01709 894440

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Nestled in the desirable Manvers Estate, this impressive four-bedroom, three-storey end townhouse on Marvell Way, Wath-upon-Dearne, offers a perfect blend of modern living and convenience. With no upward chain, this property is ready for you to move in and make it your own.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The freshly decorated interiors, complemented by new carpeting, create a welcoming atmosphere throughout the home. The generous dimensions of the rooms ensure that you will have plenty of space for family life.

The property boasts four well-proportioned bedrooms, providing comfortable accommodation for families or those needing extra space for guests or a home office. With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

The enclosed rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. The attached garage adds convenience, providing secure parking and additional storage options.

Located close to all local amenities, this townhouse is ideally situated for easy access to shops, schools, and recreational facilities. Furthermore, its excellent transport links make commuting straightforward, whether you are heading to nearby towns or further afield.

This property is a fantastic opportunity for those seeking a modern family home in a sought-after area. Don't miss your chance to view this delightful townhouse and envision your future in this lovely setting.

Entrance Hall

Via a dark composite door to the front this opens into the light and welcoming entrance hall, having fresh neutral décor, newly laid carpet, wall mounted radiator, stairs rising to first floor with under stairs storage and doors leading to WC and kitchen/breakfast room.

Kitchen/Breakfast Room

The real hub of this property is the spacious kitchen/breakfast room with sliding doors opening to the diner, making this the ideal spot to entertain family and friends. Kitchen has an array of wall and base units providing storage, contrasting work surface over, with stainless steel sink, drainer and matching mixer tap, integrated electric oven with gas hob and extractor fan over, as well as integrated dish washer, space and plumbing for washing machine, wood effect lino to floor, wall mounted radiator and large uPVC sliding doors opening to the rear garden really bringing the outdoors in and filling this space with natural light.

Dining Room

The dining room could also be used as a second reception or even play room, having freshly painted neutral walls, newly fitted carpet, wall mounted radiator and uPVC window facing the front finishes this room.

Downstairs WC

Handy addition to any busy household, this room currently comprises of low flush WC, wash hand basin, wall mounted radiator and freshly painted walls to finish.

Landing

The roomy first floor landing has wall mounted radiator and further stairs rising to second floor, all doors lead to bedrooms two and three and well as family bathroom and living room.

Living Room

The perfect spot to enjoy cosy nights with the family, the living room is filled with natural light from uPVC sliding doors facing the rear and having Juliet balcony, freshly decorated and carpeted with wall mounted radiators and aerial point in place.

Bedroom Two

Good sized double bedroom with fresh décor and carpet, wall mounted radiator and uPVC window to the front.

Bedroom Three

Roomy third bedroom or great home office, this space is freshly decorated and carpeted with uPVC window to the front and wall mounted radiator.

Family Bathroom

Ideal space to relax and unwind, the serene family bathroom comprises of low flush WC, pedestal wash hand basin and bath with shower over, splash back tiles to walls and wall mounted radiator.

Landing

Landing having wall mounted radiator and doors leading to bedrooms one and four.

Bedroom Four

The spacious fourth bedroom is freshly decorated and carpeted with wall mounted radiator and Velux style window to the rear.

Bedroom One

The generously sized master bedroom has built in cupboard providing that extra storage space we all crave while still having ample room to add further storage and furniture if needed, freshly decorated and carpeted with uPVC window to the front, aerial point, wall mounted radiator and door leading to the ensuite.

Ensuite

The airy ensuite is the perfect spot to refresh, having shower unit, pedestal wash hand basin and low flush WC as well as built in storage cupboard, this room has been freshly painted and has a wall mounted radiator as well as Velux style window to the rear.

Exterior

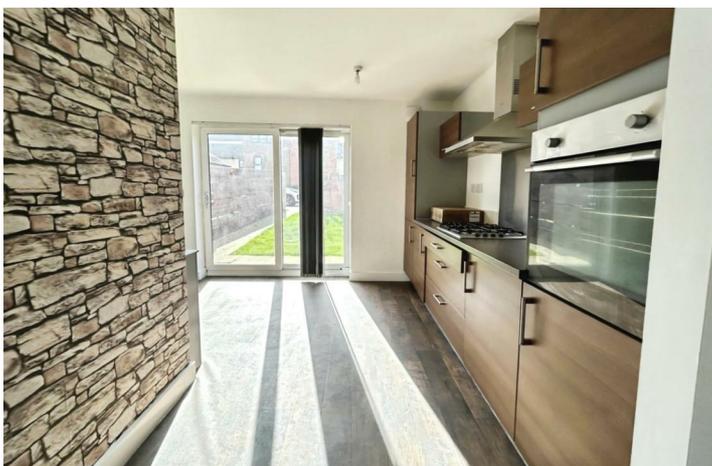
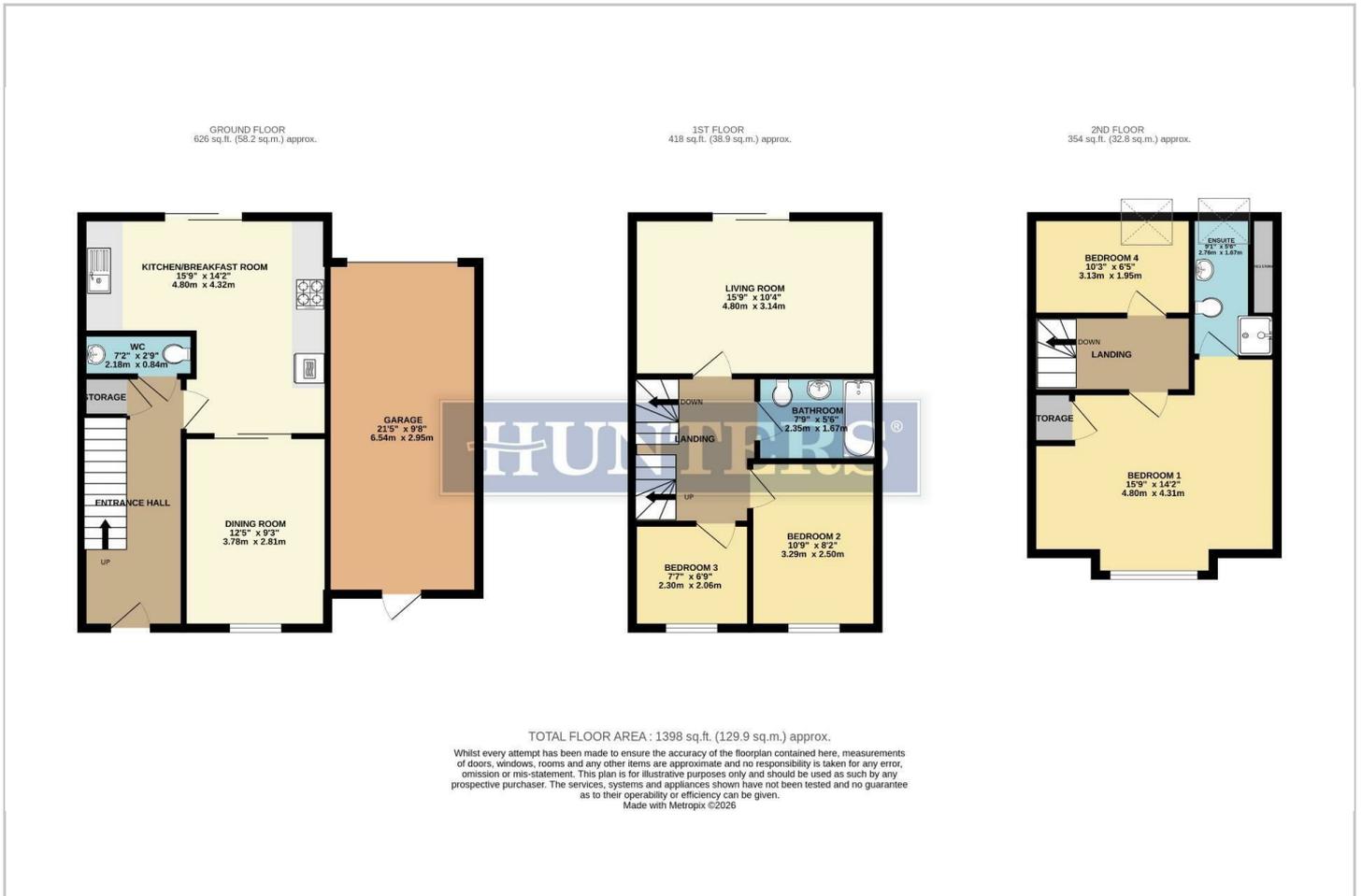
The front of this property is tucked away down a private pathway giving access to front entrance door, facing the popular Manvers estate close to the lake, the front has established trees and hedges adding to the beauty and privacy, there is also access to the attached garage via a doorway.

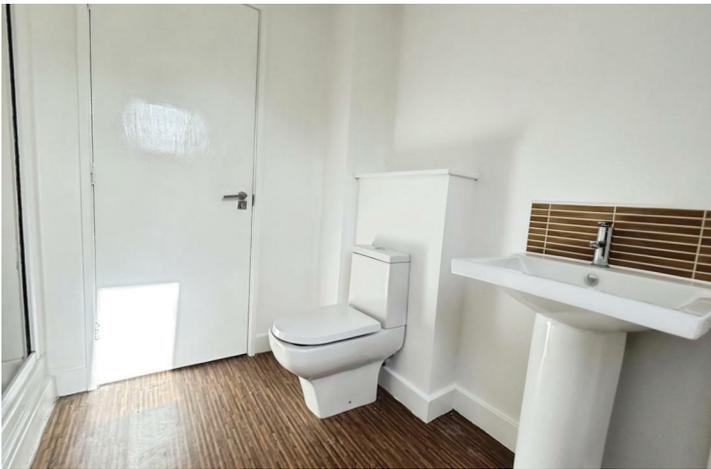
To the rear is a fully enclosed rear garden, partly paved making this ideal for seating during the warmer months, leading to a well maintained lawn with plants, shrubs and tree to the borders adding a beautiful splash of colour, a wooden gate leads out to a carpark at the rear leading to the linked garage.

Garage

Garage can be accessed via an up and over door to the rear of the property, the garage has lighting and allows for secure off road parking or further storage space.

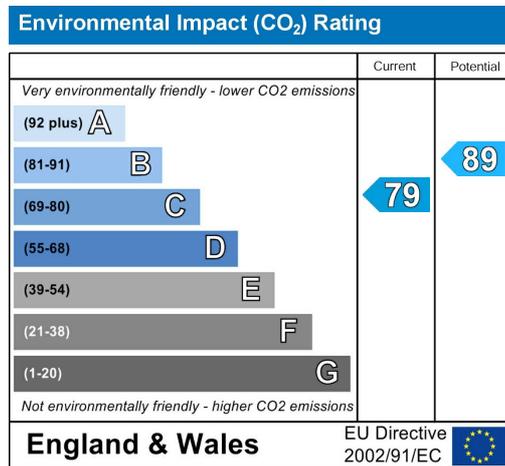
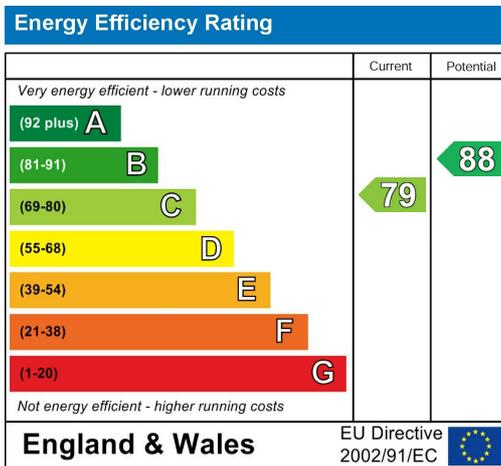
Floorplan







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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