

HUNTERS[®]

HERE TO GET *you* THERE



Redkite Avenue

Wath-Upon-Dearne, Rotherham, S63 7GP

Guide Price £300,000 - £310,000



- FOUR BEDROOM DETACHED FAMILY HOME
- ENCLOSED, LOW MAINTENANCE REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO MANVERS LAKE AS WELL AS ALL LOCAL AMENITIES
- EPC RATING C

- OFF ROAD PARKING WITH DRIVE AND GARAGE
- SOUGHT AFTER MANVERS ESTATE
- DECORATED IN NEUTRAL TONES
- GCH / DG
- COUNCIL TAX BAND D

Tel: 01709 894440

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Welcome to this charming four-bedroom detached family home, nestled in the sought-after Manvers estate on Redkite Avenue, Wath-Upon-Dearne, Rotherham. This delightful property boasts generous dimensions throughout, providing ample space for family living.

As you enter, you will find a bright and airy reception room that sets a welcoming tone, decorated in neutral tones that create a warm and inviting atmosphere. The home features four well-proportioned bedrooms, perfect for accommodating a growing family or providing guests with their own comfortable space. With two bathrooms, morning routines will be a breeze, ensuring convenience for all.

The exterior of the property is equally impressive, featuring an enclosed, low-maintenance rear garden that offers a peaceful retreat for relaxation or outdoor entertaining. The large driveway and garage at the front provide ample parking and storage options, making this home both practical and functional.

Situated close to Manvers Lake, residents can enjoy the beauty of nature right on their doorstep, while also benefiting from easy access to local amenities. This property is ideal for those seeking a family home in a friendly community, with everything you need just a stone's throw away.

In summary, this four-bedroom detached house on Redkite Avenue is a wonderful opportunity for families looking for a spacious and well-located home. With its generous living spaces, convenient amenities, and tranquil surroundings, it is sure to impress. Do not miss the chance to make this lovely property your new family haven.

Entrance Hall

Via a wood effect and decorative glass panel uPVC door this opens to the roomy hallway, having stairs rising to first floor landing, laminate flooring, neutral décor, wall mounted radiator and doors leading to living room, kitchen/diner as well as WC.

Living Room

Bright and airy living space, having neutral décor and carpet to floor, large uPVC window to the front filling this room with natural light, finished with aerial point and wall mounted radiator.

Kitchen/Diner

Step inside the real hub of the home, the spacious kitchen/diner has ample space for a dining table making this the ideal spot to entertain family and friends, a UPVC window as well as uPVC French doors face the rear filling this room with light and brining the outdoors in, the kitchen has an array of wall and base units fitted providing storage space, contrasting worksurface over, stainless steel sink, drainer and matching mixer taps, integrated electric oven with ceramic hob and extractor fan over, integrated white goods such as fridge/freezer, washer and dish washer in place, having laminate to floor and wall mounted radiator.

Downstairs WC

Handy addition to any busy household, this room comprises of low flush WC, wash hand basin, neutral décor and wall mounted radiator.

Landing

From landing all doors lead to bedrooms, family bathroom and airing cupboard for storage.

Bedroom One

Generously sized master bedroom, decorated in neutral tones with carpet to floor, having ample room to add storage and furniture with wall mounted radiator, uPVC window to the front and door leading to ensuite.

Ensuite

Great space to freshen up the ensuite comprises of low flush WC, pedestal wash hand basin and

shower unit, with splash back tiles to walls, neutral décor, wall mounted radiator and frosted uPVC window to the front.

Bedroom Two

Another good sized double bedroom, having neutral décor and carpet to floor, wall mounted radiator and uPVC window to the rear finishes this space.

Bedroom Three

Roomy third, ideal home office or dressing room with neutral décor, carpet to floor, wall mounted radiator and uPVC window to the rear.

Bedroom Four

Last but certainly not least the fourth bedroom is a smaller double room with neutral décor, carpet to floor and uPVC window to the front.

Family bathroom

The serene family bathroom is the perfect spot to relax and unwind, comprising of low flush WC, pedestal wash hand basin and bath, having neutral décor, chrome heated towel rail and frosted uPVC window to finish.

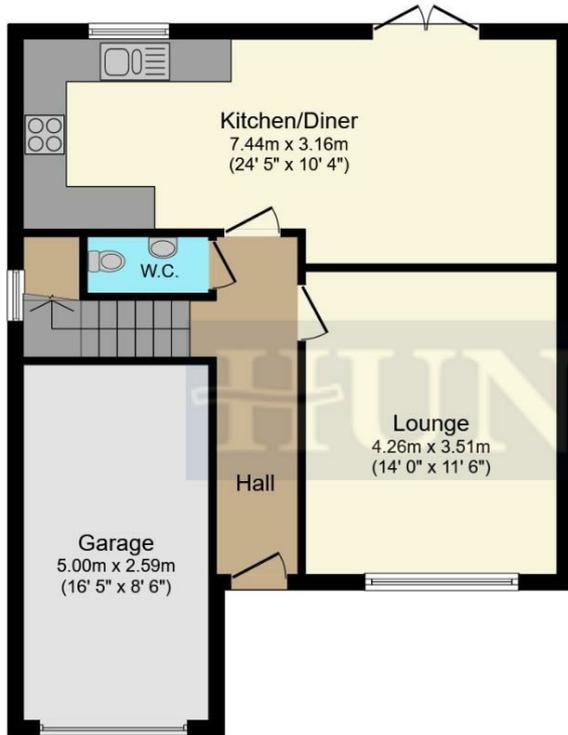
Exterior

The front of the property oozes kerb appeal, not only facing on to greenery but having large well paved drive to the front and access to the garage as well as the front door allowing for ample secure off road parking, a well maintained lawn sits to the side with established plants and shrubs to the borders adding to the privacy as well as the beauty, a side gate then gives access to the rear if needed. At the rear is a fully enclosed garden, mainly paved for low maintenance and making this the space for seating to enjoy the warmer months, flower beds sit in and around the garden with established plants, shrubs and hedges adding not only to the privacy but also the beauty.

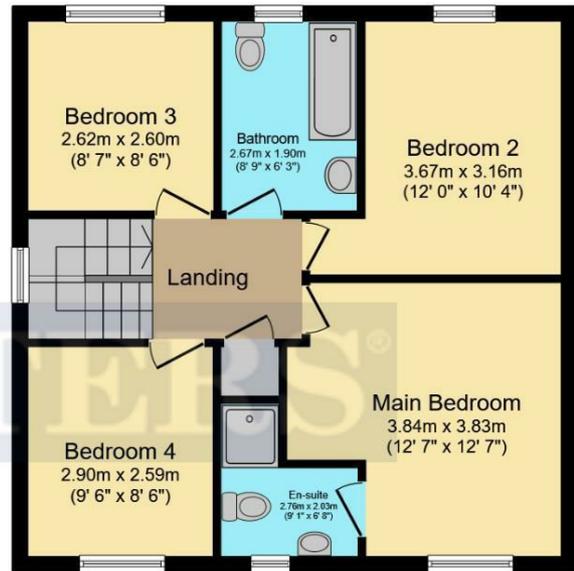
Garage

The garage is accessed via an up and over door, with light and power in place, this gives further off road parking or storage space.

Floorplan



Ground Floor
 Floor area 61.1 sq.m. (658 sq.ft.)



First Floor
 Floor area 56.0 sq.m. (602 sq.ft.)

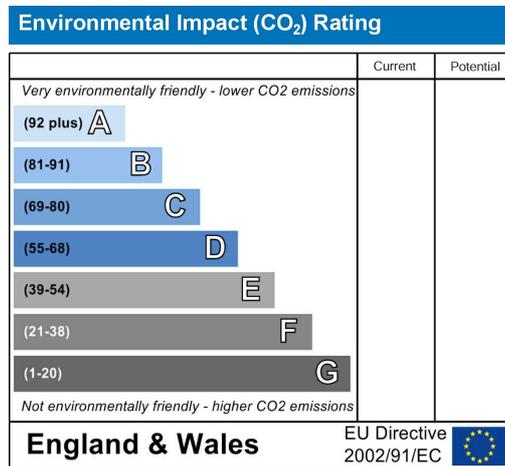
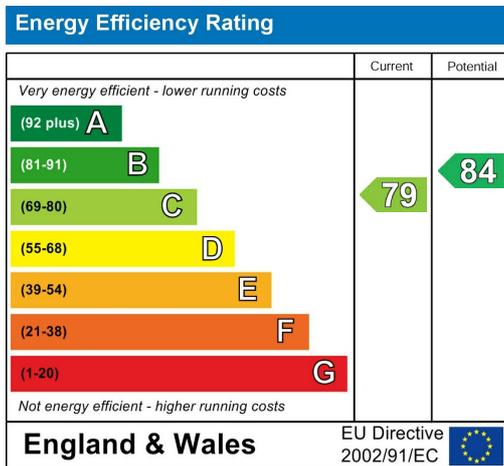
Total floor area: 117.1 sq.m. (1,260 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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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