

HUNTERS[®]

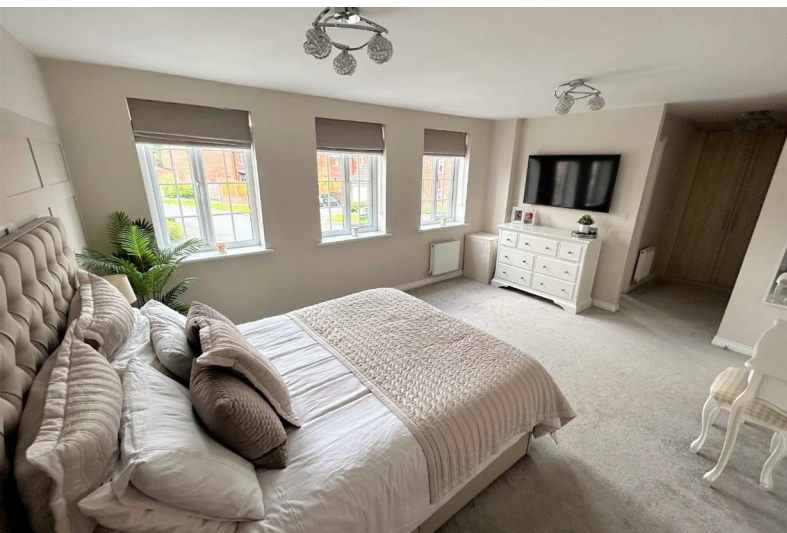
HERE TO GET *you* THERE



Red Kite Avenue

Wath-Upon-Dearne, Rotherham, S63 7FF

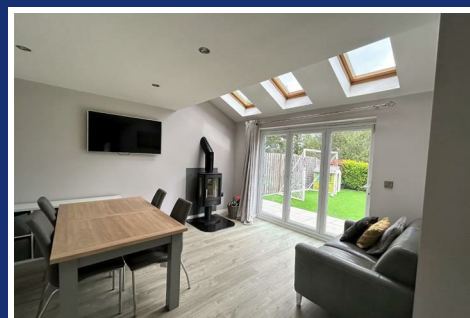
Guide Price £340,000



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Entrance Hall

Via a composite door this leads into the vast entrance hall, well presented with neutral décor with wall mounted radiator, stairs rising to first floor with doors leading to the living room, kitchen/dining room, WC and office.

Living Room

19'00" x 11'10" (5.79m" x 3.61m")

Step inside the light and airy living space with large uPVC window to the front filling the room with natural light, decorated in relaxing tones with wall mounted radiator and aerial point in place.

Kitchen / Dining Room

12'03" x 12'07" (diner) 11'08" x 9'11" (3.73m" x 3.84m"
(diner) 3.56m" x 3.02m")

The stunning open plan kitchen/dining room is the perfect spot to entertain family and friends with uPVC bi-folding doors, window and sky lights all facing the rear, really bringing the outdoors in and giving the beautiful views of the garden and beyond Wath lake, the kitchen area has an array of wall and base units fitted in white high gloss providing storage, contrasting wood effect work surface over, stainless steel sink, drainer and matching taps, integrated double electric oven and gas hob with extractor fan over, integrated dish washer as well as fridge/freezer with space and plumbing for washing machine, plinth heaters in place with wooden flooring flowing through to the diner, the dining space has ample room for a large dining table with a log burner fitted giving this room not only a focal point but a cosy feel, wall mounted radiator and aerial point finish this space.

WC

6'11" x 3'04" (2.11m" x 1.02m")

Handy addition to any busy household, comprising of low flush WC, pedestal wash hand basin, wall mounted radiator and uPVC frosted window to the side elevation.

Office / Utility Room

8'01" x 9'06" (2.46m" x 2.90m")

This great added room is utilised from the garage, with dual usage as a home office and utility room, with wall and base units matching the kitchen, wooden flooring and ceiling spot lights, this room also houses the combi boiler for the property.

Landing

The roomy landing has a further staircase rising to the second floor, with wall mounted radiator and doors leading to bedrooms, one, three and four as well as bathroom and airing cupboard.

Master Bedroom

15'08" x 12'01" (4.78m" x 3.68m")

The impressive master bedroom is beautifully presented and generously sized, flooded with natural light from three uPVC window to the front, wall mounted radiator, aerial point and opening to the dressing room and ensuite.

Dressing Room

6'03" x 3'11" (1.91m" x 1.19m")

Providing that extra storage we all crave the dressing room is filled with fitted wardrobes, having wall mounted radiator and door leading to the ensuite.

Ensuite

8'04" x 4'04" (2.54m" x 1.32m")

The sleek ensuite is a great spot to relax after a long day, comprising of double shower unit with glass screen, low flush WC and wash hand basin with under storage, fully tiled for easy clean with heated towel rail and uPVC frosted window to the front.

Bedroom Three

11'05" x 10'02" (3.48m" x 3.10m")

Tastefully decorated the third bedroom is a spacious double or ideal child's bedroom, having uPVC window to the rear giving the stunning lake views, fitted wardrobes providing that extra storage space and wall mounted radiator.

Tel: 01709 894440

Bedroom Four

12'07" x 8'01" (3.84m" x 2.46m")

Another beautifully presented bedroom, again with uPVC rear window giving views to the lake with wall mounted radiator.

Bathroom

8'06" x 9'01" (2.59m" x 2.77m")

The family bathroom is the ideal spot to relax and unwind after a long day, having four piece suite fitted comprising of low flush WC, pedestal wash hand basin, bath and corner shower unit, splash back tiles to walls, heated towel rail and uPVC frosted window to the side finish this room.

Landing

The landing has a uPVC window to the side elevation and door leading to bedroom two.

Bedroom Two

15'10" x 17'08" (4.83m" x 5.38m")

On par with the master the second bedroom could easily be used as the master bedroom if wanted, decorated in neutral tones with four sky lights facing the front and rear filling this room with natural light, having access to loft hatch in this room, wall mounted radiators and aerial point in place, doors then lead to dressing room and ensuite.

Dressing Room

8'03" x 5'01" (2.51m" x 1.55m")

Providing more storage to this family home this space is ideal for coats, clothes and shoes.

Ensuite

5'06" x 7'03" (1.68m" x 2.21m")

The final ensuite consists of low flush WC, pedestal wash hand basin and shower unit, with wall mounted radiator splash back tiles and sky light to the front.

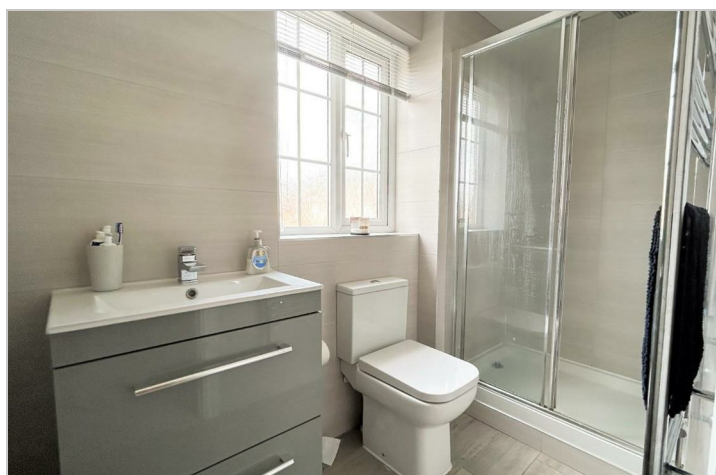
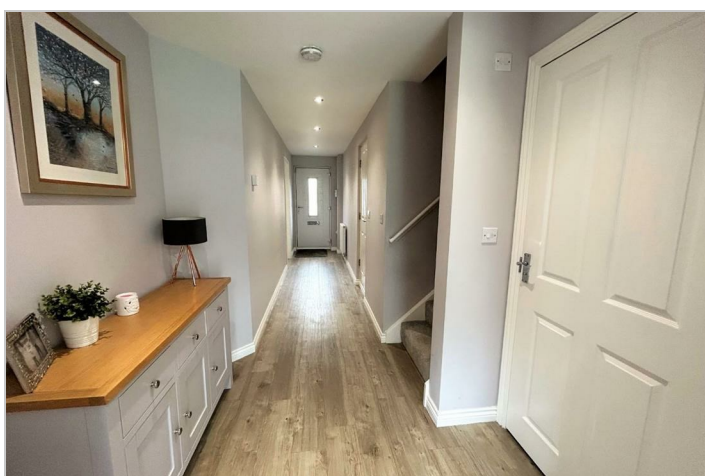
Exterior

The front of the property just seeps kerb appeal with a sweeping double driveway leading to the garage and a pathway leads to the front entrance door, gates to the side allow access round to the rear if wanted, a pebbled area to the side of the property offers some décor and makes it low maintenance.

To the rear of this family home stands the piece de resistance, a enclosed low maintenance garden, partly paved in beautiful stone, ideal for seating in the summer months, leading to a large artificial lawn with establish hedges and shrubs to the back boarder, adding to the privacy and beauty of the garden, to the back of that is Wath lake, this property is located on the walk way offering great views and access for walking with the family.

Garage

The garage can be access from the front of the property via an up and over door, part of the garage has been used to create the office and utility space, this area is currently used for storage and has lighting.



Road Map



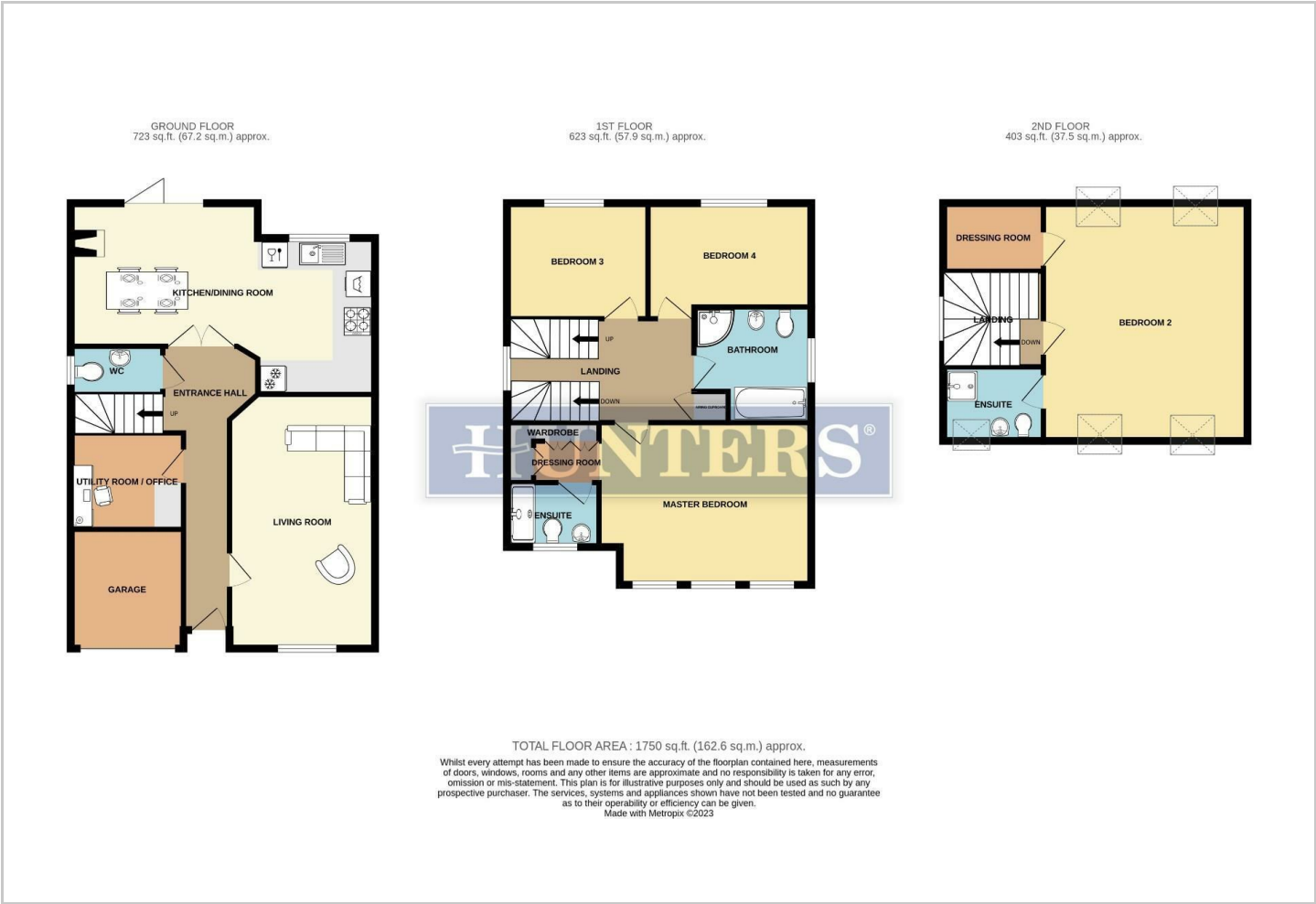
Hybrid Map



Terrain Map



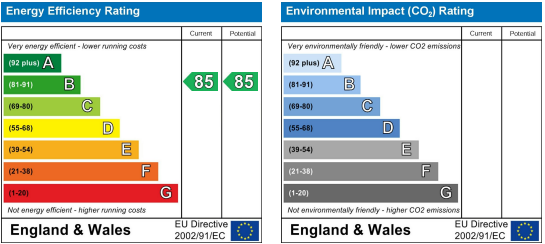
Floor Plan



Viewing

Please contact our Hunters Deane Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.