

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Vancouver Drive

Bolton-Upon-Dearne, Rotherham, S63 8DT

£895 Per Month

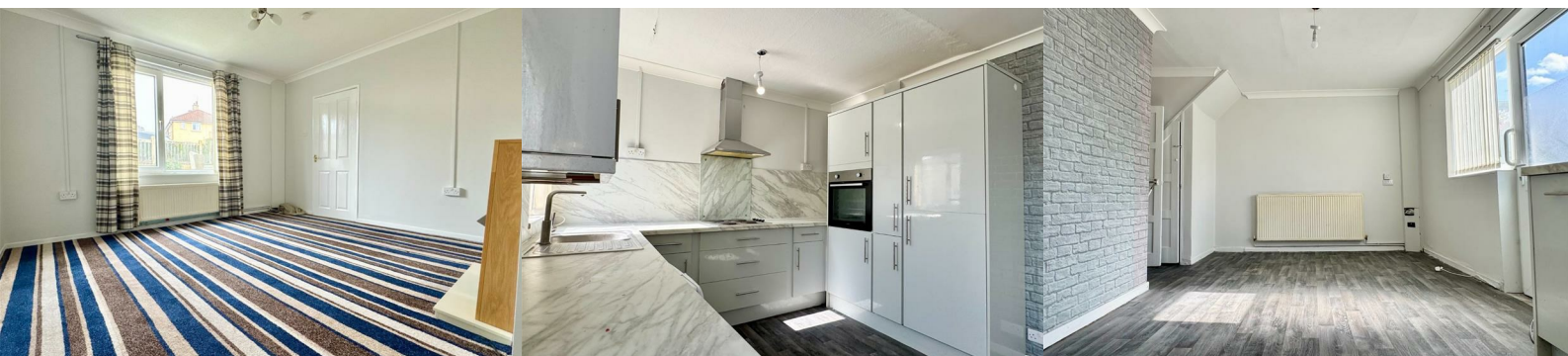


Nestled on Vancouver Drive in the charming area of Bolton-Upon-Dearne, Rotherham, this delightful four-bedroom house is now available for immediate occupancy. This property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals seeking a spacious home.

Upon entering, you will find a generous living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-designed kitchen diner is a highlight of the home, offering ample space for family meals and gatherings. With four bedrooms, there is plenty of room for everyone, whether you need space for a growing family, a home office, or guest accommodation.

The house benefits from on-road parking, providing ease of access for residents and visitors alike.

Situated close to local amenities, this home is conveniently located near shops, schools, and recreational facilities, making daily life more manageable. The excellent transport links in the area further enhance its appeal, allowing for easy commutes to nearby towns and cities.



### Entrance Hall

Through a uPVC entrance door this leads into the roomy hallway with staircase rising to first floor landing, wall mounted radiator and doorways leading to both the living room and kitchen/diner.

### Lounge

A bright and airy living space with large uPVC window to the front elevation filling the room with natural sources of light, carpet flooring, wall mounted radiator, aerial point in place. Beautiful electric fire giving a focal point to the room.

### Kitchen/Dining Room

A good family sized kitchen/diner with an array of wall and base units fitted adding storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated oven, built in four ring electric hob, two uPVC windows filling this room with natural light, wall mounted radiator, under stairs storage cupboard, vinyl flooring with uPVC door leading out into the enclosed rear garden.

### Landing

Doors leading to all four bedrooms, shower room and separate WC. Handy storage cupboard located to the side.

### Bedroom One

A generous sized master bedroom neutrally decorated with built in storage cupboard, uPVC window to the front elevation and wall mounted radiator.

### Bedroom Two

A further double bedroom again with built in storage cupboard, uPVC window to the front and wall mounted radiator.

### Bedroom Three

A good-sized single bedroom with window overlooking the rear garden and wall mounted radiator.

### Bedroom Four

A further good-sized single bedroom with window to the rear and wall mounted radiator.

### Shower Room

A contemporary and serene shower room. Comprising of walk-in shower, pedestal sink and frosted uPVC windows to the rear elevation.

### Separate WC

Perfect addition to those busy households, Comprising of WC and frosted uPVC window to the rear.

### Exterior

To the front of the property stands a enclosed garden area benefiting of easy to maintain artificial lawn with pathway leading to the front and side of the property.

To the rear of the property is a beautiful fully enclosed rear garden. Mainly laid to lawn, with small patio area creating the perfect place to sit and unwind in the summer months. Extra bonus of outside WC and outer building used for extra storage.

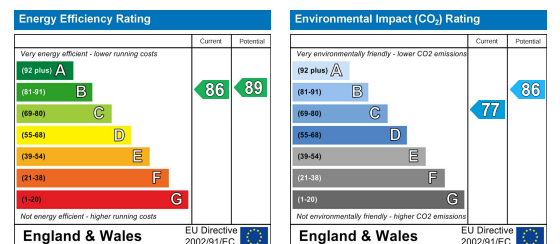
## Area Map



## Floor Plans



## 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.