



£225,000 Offers Over

Gower Way, Rawmarsh, Rotherham

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- Appointed to a Very High Standard Throughout
- Versatile Living Accommodation Over Three Floors
- Master Commanding the Second Floor with Walk in Wardrobe & Ensuite
- Beautiful Open Plan Kitchen Diner
- Modern Family Bathroom
- Low Maintenance Landscaped Garden
- Off-Road Parking for Several Vehicles with Two Driveways
- Desirable Location
- NO ONWARD CHAINMUST BE VIEWED!

Property Description

*** YOU'LL BE BOWLED OVER WITH THIS ONE...! ***

Uflit are highly delighted to welcome to the market this FABULOUS and beautifully presented three bed semi-detached property, occupying a cul-de-sac position and appointed to a high standard throughout.

Main Particulars

*** YOU'LL BE BOWLED OVER WITH THIS ONE...! ***

Uflit are highly delighted to welcome to the market this FABULOUS and beautifully presented three bed semi-detached property, occupying a cul-de-sac position and appointed to a high standard throughout, offering VERSATILE and SPACIOUS LIVING over three floors. The property boasts a MODERN open plan kitchen diner, downstairs wc and a separate lounge complimented with French doors overlooking the rear garden. To the first-floor accommodation a large double bedroom, a further ample sized bedroom and a beautiful family bathroom. A fabulous master bedroom adopting the whole of the second floor with dressing area and ensuite. To the outside an open aspect frontage providing curb appeal with off-road parking for two vehicles and manicured wrap around gardens. The rear offers outstanding low maintenance landscaped gardens with a stunning patio area, low maintenance astro turf garden and a double access point leading to a stunning resin driveway with a bespoke Gazebo (negotiable) creating a fabulous outdoor entertaining area. Located in a quiet and highly desirable area on the Wickets Estate, within easy reach of local amenities, excellent transport links and schools. All this and only a stones throw away from Upper Haugh Cricket Club renowned for social gatherings and entertainment. The property also benefits from a security alarm system. Don't Delay in viewing call Uflit today 01709 912730.

Council Tax Band: C

Tenure: Freehold

Entrance

A delicate canopy invites you through a glazed composite door, tread flooring leads to carpeted spindled stairs with bespoke panelling to the first-floor accommodation, radiator and a door giving access to kitchen/ diner.

Kitchen/diner w: 3.2m x l: 5.2m (w: 10' 6" x l: 17' 1")

A beautifully appointed modern fitted kitchen comprising of a range of wall and base units with complimentary worksurface areas, tiled back panels and a counter top composite sink. Appliances to include a built-in oven, gas hob and extractor fan with plumbing for further utilities. A front facing upvc window allows light whilst tiled flooring seamlessly flows through to the dining area and a fabulous bespoke seating area creates a feature, a radiator adds warmth, understairs storage utilises space and doors lead to the lounge and wc.

WC

A beautifully appointed wc with a continuation of the tiled flooring, low level wc, a corner wash hand basin with tiled back panels, radiator and a side facing upvc window.

Lounge

w: 4.2m x l: 3.5m (w: 13' 9" x l: 11' 6")

A beautifully presented living area with a stunning feature panelled wall, luxury flooring, radiator and rear facing upvc French doors with glazed side panels allowing an abundance of light from the garden.

FIRST FLOOR:

Landing

A carpeted spindled landing with radiator, front and side facing upvc windows and doors giving access to two bedrooms, family bathroom and further spindled stairs to the second-floor accommodation.

Bedroom 2 w: 4.2m x l: 3.5m (w: 13' 9" x l: 11' 6")

A spacious modern double bedroom with a large range of built-in wardrobes, carpeted flooring, radiator and a rear facing upvc window.

Bedroom 3 w: 2.2m x l: 3.3m (w: 7' 3" x l: 10' 10")

A further ample sized bedroom with carpeted flooring, radiator and a front facing upvc window.

Family Bathroom w: 2.2m x l: 2m (w: 7' 3" x l: 6' 7")

A beautifully appointed modern family bathroom comprising of a panelled bath, floating wash hand basin and a low level wc. Partially tiled walls with decorative tiled flooring and radiator.

SECOND FLOOR:

A carpeted spindled landing with radiator and a door leads to the impressive master bedroom.

Master bedroom w: 3.2m x l: 6.4m (w: 10' 6" x l: 21')

A stunning large double bedroom with a front facing upvc window capturing the light, radiator, carpeted flooring seamlessly flows throughout leading into the dressing area and walk-in wardrobe. A door to the ensuite. Sizes to maximum measurements.

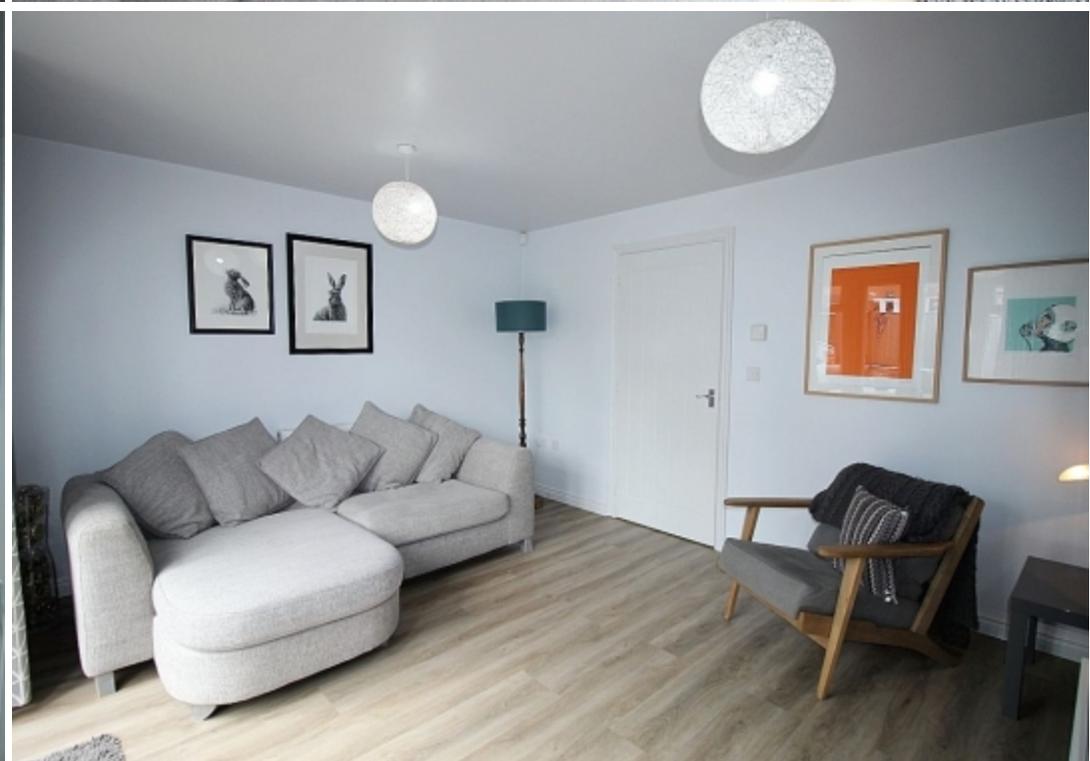
Ensuite w: 1.4m x l: 2.6m (w: 4' 7" x l: 8' 6")

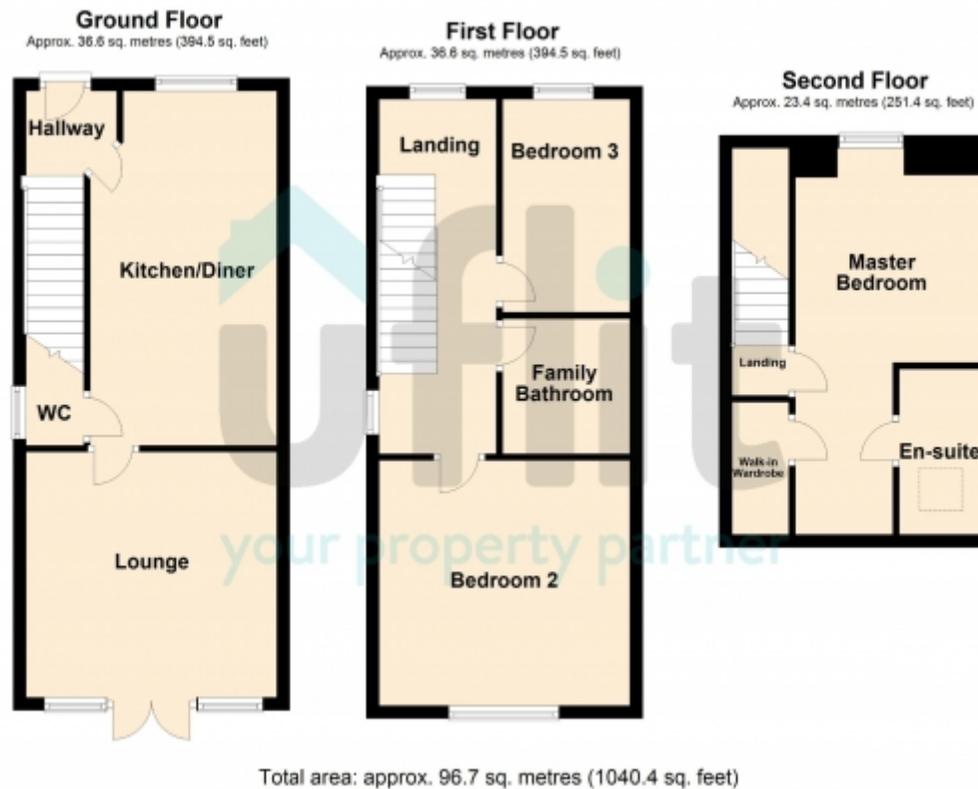
A well-proportioned ensuite comprising of a built-in shower with feature tiling, floating wash hand basin and a low level wc. Partially tiled walls with decorative tiled

flooring, radiator and a Velux window.

Outside

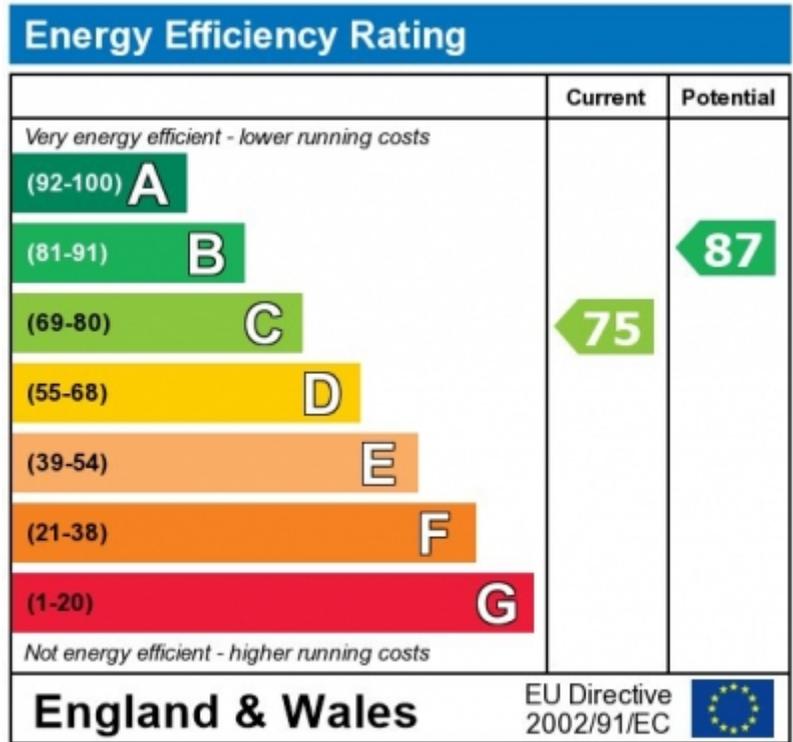
This house has curb appeal with an open aspect frontage, a driveway providing off-road parking for two vehicles whilst heading the estate and overlooking open fields with manicured gardens. The property commands a corner plot with wrap around gardens to the side and bespoke storage. To the rear double gated access (with electrics) leads you to a stylish pagoda (negotiable) with pull down sides protecting a further resin driveway whilst surrounded by bespoke stone walls, beyond beautiful landscaped gardens all enclosed by fencing. A stunning composite patio leads to an astro turfed garden area and decorative stone creating a fabulous outdoor entertaining area.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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