



£250,000 Guide Price

Kent Avenue, Rawmarsh, Rotherham

Semi-Detached House | 4 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Significantly Extended Four Bedroom Family Home
- Appointed to a Very High Standard
- High Spec Designer Breakfast Kitchen, Separate Utility & Wc
- Exquisite Bay Windowed Lounge
- Master Commanding the Whole of the Second Floor
- Stunning Bathroom
- Private Enclosed SOUTH FACING Landscaped Gardens with Spectacular Mancave/ Bar
- FABULOUS First Time Buyer/ Growing Family Home
- VIEWING HIGHLY ADVISED!

Property Description

GUIDE PRICE £250,000 to £260,000

ONE OF THE BEST WE HAVE SEEN SO FAR...EMULATED OUTSIDE WITH A FABULOUS BAR...!

Uflit are delighted to welcome to the market this stunning EXTENDED four bed semi detached property, immaculately appointed to an exceptionally high standard throughout.

Main Particulars

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Uflit are delighted to welcome to the market this stunning EXTENDED four bed semi detached property, immaculately appointed to an exceptionally high standard throughout. The property boasts a spacious bay windowed lounge, a modern high spec open plan breakfast kitchen diner tastefully adopting the rear extension and separate utility and wc. To the first-floor three ample sized bedrooms and a stunning family bathroom. The second floor offers a more peaceful setting with a beautiful master bedroom. To the outside of the property is a patterned concrete driveway providing ample off-road parking and to the rear a beautiful low maintenance landscaped wrap-around garden leading to a fabulous mancave with fully equipped bar. Located in the ever popular area of Rawmarsh, close to local amenities, excellent transport links and schools. The property also benefits from a security system, alarm and a range of fitted blinds. Don't think we've missed anything the owner certainly hasn't. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Entrance hall

A delicate canopy invites you through a glazed composite door with a side facing upvc window creating a light and warming hallway. Beautiful tiled flooring seamlessly flows throughout the majority of the ground floor accommodation whilst carpeted spindled stairs lead to the first-floor accommodation. Radiator, a door gives access to the lounge and an opening to the open plan breakfast kitchen/ diner.

Lounge w: 4.4m x l: 3.8m (w: 14' 5" x l: 12' 6")

A spacious beautifully presented living area with a feature wall, a wall mounted fire adopts a chimney breast, radiator and a large front facing upvc bay window allowing an abundance of light to flow throughout this space. A delicate arch gives access to the offset breakfast kitchen/ diner giving a sense of separation to the open plan aspect.

Open Plan Breakfast Kitchen/Diner w: 5.5m x l: 5.3m (w: 18' 1" x l: 17' 5")

WOW a modern designer kitchen tastefully adopting the rear extension featuring a range of wall and base units with complimentary worksurface areas and stunning tiled back panels with a counter top resin sink, boasting an adjoining breakfast bar. Appliances to include a fabulous range oven with five burner gas hob, integrated dishwasher, microwave and a large unit houses the American fridge freezer. Further complimenting this modern kitchen is a beautiful brick fireplace where an ornate log burner adopts the chimney recess with a bespoke tiled façade, two radiators and an abundance of mood lighting flowing throughout. A rear facing upvc window

along with French doors opening out onto the garden and two vaulted Velux windows add to the light. A door to understairs storage and a glazed panelled door to the inner hall, utility area and wc.

Inner Hallway

Fully tiled with feature border, radiator, spot lighting and doors to the utility room and wc with a glazed upvc door to the garage and a further upvc barn door to the rear garden.

Utility w: 2m x l: 2.9m (w: 6' 7" x l: 9' 6")

With complimentary worksurface areas and plumbing for further utilities, decorative panelling throughout and built-in storage cupboard.

WC

A modern wc comprising of a low level wc, fully tiled walls with bespoke recess shelving, complimentary tiled flooring, spot lighting and a side facing upvc window.

Garage w: 3.6m x l: 4.9m (w: 11' 10" x l: 16' 1")

A large adjoining garage with electrics and a remote roller shutter door.

FIRST FLOOR:

Landing

A carpeted spindled landing with a side facing upvc window and doors giving access to three bedrooms, the family bathroom and storage cupboard.

Bedroom 2 w: 4.3m x l: 3.1m (w: 14' 1" x l: 10' 2")

A beautiful spacious double bedroom with a range of modern sliding wardrobes, bespoke recess shelving, carpeted flooring, radiator, spot lighting and a front facing upvc window.

Bedroom 3 w: 4.3m x l: 2.8m (w: 14' 1" x l: 9' 2")

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

Bedroom 4 w: 3m x l: 2.3m (w: 9' 10" x l: 7' 7")

A further ample sized bedroom with carpeted flooring, radiator, a front facing upvc window and carpeted spindled stairs to the master bedroom.

Master bedroom w: 2.1m x l: 1.7m (w: 6' 11" x l: 5' 7")

A beautifully presented bathroom comprising of a panelled bath with overhead double shower and screen, low level wc, and a large designer vanity wash hand basin. Fully tiled to walls with bespoke feature walls, complimentary tiled flooring, spot lighting, heated towel rail and a rear facing upvc window.

SECOND FLOOR:

Master bedroom w: 6.2m x l: 3m (w: 20' 4" x l: 9' 10")

A fabulous master bedroom with an open spindled staircase, carpeted flooring, a vaulted ceiling with two Velux windows and spot lighting, air conditioning unit and an abundance of eaves storage.

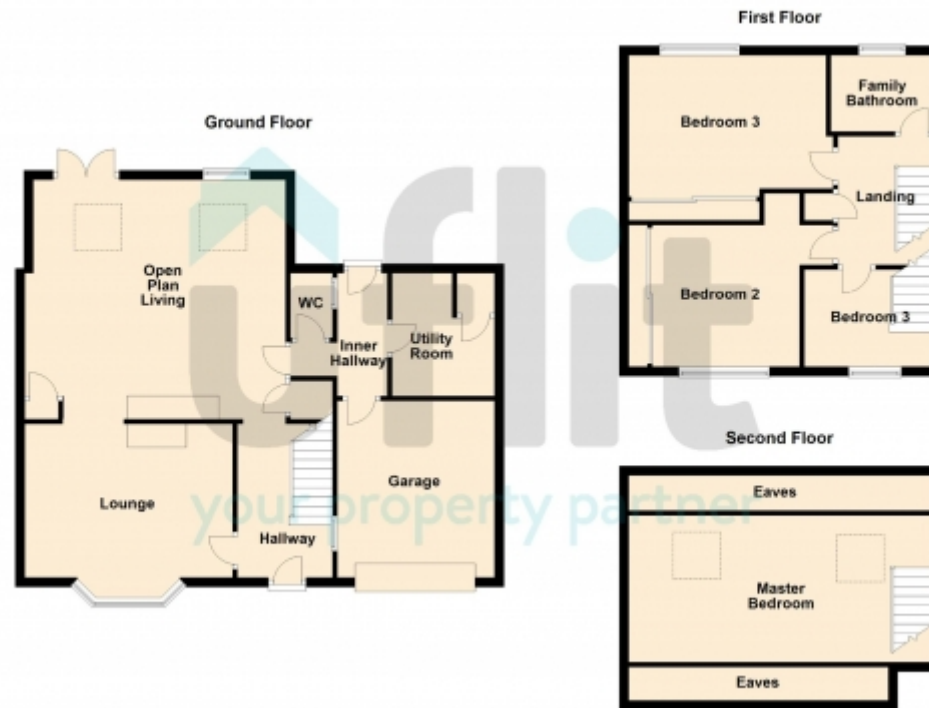
Outside

This property truly has curb appeal with a delicate walled frontage and a large patterned concrete driveway providing ample off-road parking leading to the adjoining garage. Side gated access to the rear where a beautiful Indian stone path seamlessly wraps around the property to form a large patio to the rear where a low maintenance beautifully landscaped garden awaits. A bespoke decked seating area protected by a sheltered pagoda leads onto the Indian stone patio. This in turn leads to manicured lawned gardens complimented with decorative borders, a further sheltered pagoda with a decked seating area, a large shed and of course the fabulous mancave all privately enclosed.

Mancave/ Bar/ Gamesroom w: 4.4m x l: 3.2m (w: 14' 5" x l: 10' 6")

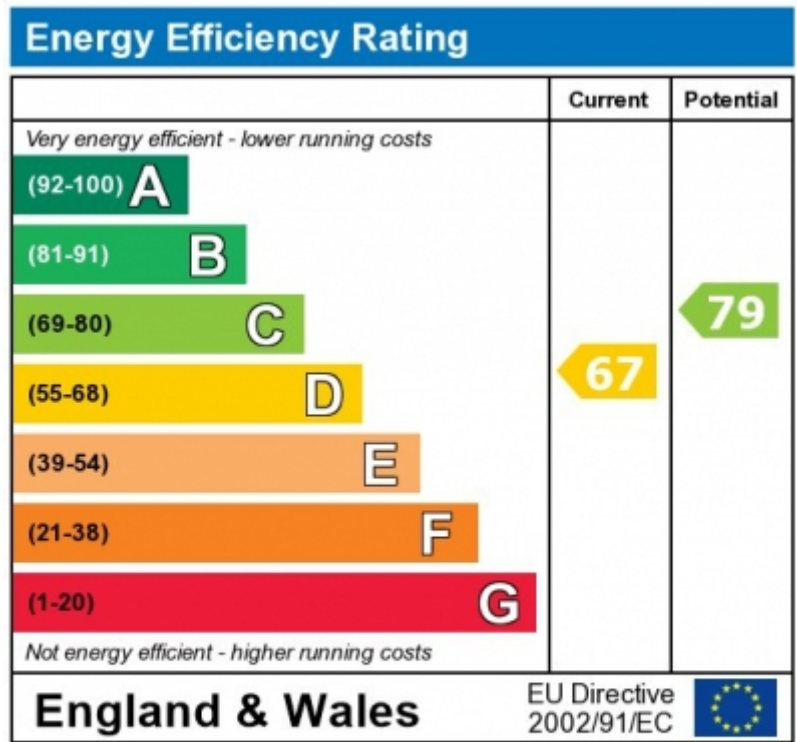
A fabulous addition to this stunning property allowing the family entertaining all year round, accessed through French doors with glazed side panels, comprising of a fully fitted bar, vaulted Velux windows, spot lighting, vinyl flooring, an air conditioning unit and a side facing upvc window.





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

Telephone: 01709 912730



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