



£410,000 Guide Price

Fitzwilliam Street, Wath-upon-Dearne, Rotherham

Semi-Detached House | 4 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Extended Four Bedroom Family Home
- Appointed to a Very High Standard
- High Spec OPEN PLAN Breakfast Kitchen Diner
- Exquisite Bay Windowed Lounge
- Spectacular Bar/Entertaining Area
- Extensive Landscaped Enclosed Rear Gardens
- Large Driveway & Detached Garage
- Highly Sought-After Location
- NO ONWARD CHAINS
Simply MUST BE VIEWED!

Property Description

GUIDE PRICE £410,000 to £430,000

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

Uflit are delighted to welcome to the market this stunning EXTENDED four bed semi-detached property.

Main Particulars

GUIDE PRICE £410,000 to £430,000

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

Uflit are delighted to welcome to the market this stunning EXTENDED four bed semi-detached property offering a wealth of period features blending with the modern aspect of living,

rarely do properties of this stature come to market, appointed to a high standard with maintenance free landscaped gardens and a stunning open plan kitchen/ diner.

The property boasts a grand entrance hall, spacious bay windowed lounge with stunning feature wall, a modern high spec open plan breakfast kitchen/ diner and separate utility and wc. To the first floor four double bedrooms, a modern family bathroom and separate wc. To the outside of the property is a large cobbled block paved driveway providing ample off-road parking which extends to the rear to meet a large detached garage. To the rear a beautiful private low maintenance landscaped wrap around garden leading to a fabulous mancave with fully equipped bar and jacuzzi area. Located in one of the most sought-after areas of Wath, close to local amenities, excellent transport links and academy schools. The property also benefits from separate power supplies to the garage and mancave. Don't think we've missed anything the owner certainly hasn't. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: D

Tenure: Freehold

Entrance hall w: 5m x l: 2.1m (w: 16' 5" x l: 6' 11")

A glazed solid wood door with bespoke sky light invites you into a grand entrance hall. Beautiful wood flooring seamlessly flows throughout the ground floor accommodation whilst carpeted spindled stairs with bespoke panelled walls lead to the first-floor accommodation. Radiator, spot lighting and beautiful solid wood doors gives access to the open plan breakfast kitchen/ diner, lounge and utility area.

Lounge w: 4m x l: 5.4m (w: 13' 1" x l: 17' 9")

A spacious beautifully presented living area with a stunning focal feature chimney breast where a log burning fire adopts a recess with brick façade, two radiators add warmth and a large front facing upvc bay window allowing an abundance of light to flow throughout this space with further mood lighting.

Breakfast Kitchen/ Diner w: 8.3m x l: 4.9m (w: 27' 3" x l: 16' 1")

WOW, a modern designer kitchen featuring a range of wall and base units with complimentary worksurface areas and stunning tiled back panels with a counter top composite sink, boasting a large adjoining breakfast bar with further complimentary base units and a central five burner gas hob with ceiling mounted hood. Integrated appliances to include an eye level built-in double oven, dishwasher, fridge and freezer. Further complimenting this modern kitchen is a radiator, an abundance of plinth mood lighting and further mood lighting to the ceiling. A rear facing upvc window along with French doors with glazed side panels opening out onto the garden adds to

the light. Solid wood doors to the cellar and a glazed upvc door giving further access to the rear. A further wall mounted solid oak breakfast bar and to the dining area a beautiful feature panelled wall and a beautiful exposed brick chimney breast with a further log burner sat on a stone bed.

Utility w: 1.9m x l: 2.9m (w: 6' 3" x l: 9' 6")

With complimentary work surface areas and plumbing for further utilities, radiator, fully tiled walls, a front facing upvc window and a door to the wc.

WC

Comprising of a range of fitted sliding mirrored wardrobes, low level wc and a floating wash hand basin. Radiator, vinyl flooring, partially tiled walls and a front facing upvc window.

Cellar w: 3.2m x l: 5.1m (w: 10' 6" x l: 16' 9")

Creating additional storage.

FIRST FLOOR:

Landing

A spindled landing creating a parapet to the landing emulating the standard on offer with wood flooring, side facing upvc window, spot lighting, loft hatch and solid wood doors giving access to four bedrooms, the family bathroom and wc.

Master bedroom w: 3.8m x l: 4.7m (w: 12' 6" x l: 15' 5")

A beautiful spacious double bedroom with wood flooring, radiator and a front facing upvc window.

Bedroom 2 w: 3.3m x l: 4.9m (w: 10' 10" x l: 16' 1")

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

Bedroom 3 w: 3.9m x l: 4.1m (w: 12' 10" x l: 13' 5")

A further double bedroom with a range of fitted wardrobes and furniture, carpeted flooring, radiator and a rear facing upvc window.

Bedroom 4 w: 2.9m x l: 2.8m (w: 9' 6" x l: 9' 2")

A further double bedroom with carpeted flooring, radiator and a rear facing upvc window.

Family Bathroom w: 2m x l: 2.8m (w: 6' 7" x l: 9' 2")

Comprising of a panelled bath with over head double shower and screen, low level wc and floating wash hand basin. Partially tiled to walls with contrasting flooring, spot lighting, radiator and a rear facing upvc window.

WC

Comprising of a low level wc, feature panelled wall, radiator, vinyl flooring and a side facing upvc window.

Outside

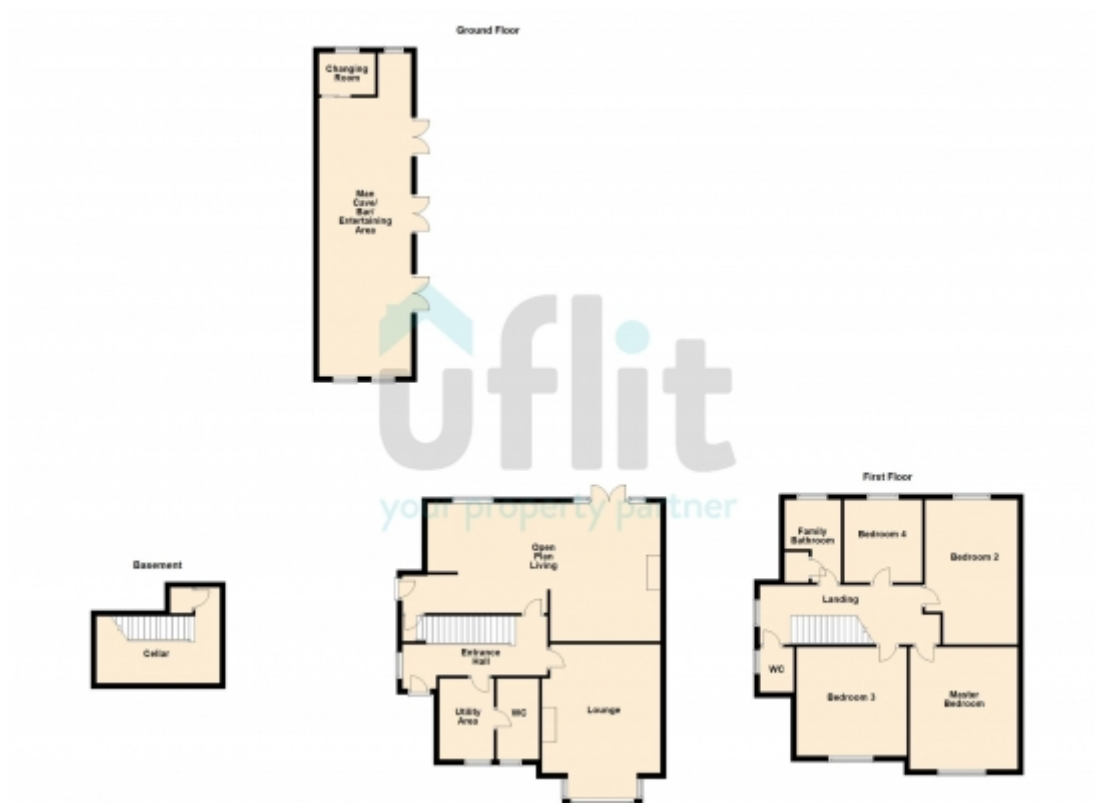
This property truly has curb appeal with a delicate walled frontage and foliage. Double gates open to a large cobbled block paved driveway providing ample off-road parking with a low maintenance garden and manicured shrubs. The driveway extends to the rear which in turn leads to a large detached garage. Side gated access to

the rear where a low maintenance beautifully landscaped wrap around garden awaits. A large patio wraps around the property which tiers to a large Astro turfed area complimented with decorative borders, beyond a kids play area with an array of mature shrubs and trees, all privately enclosed. To compliment this fabulous entertaining area is a fabulous newly erected MANCAVE/ BAR.

Mancave/ Bar/ Gamesroom w: 4.4m x l: 12.8m (w: 14' 5" x l: 42')

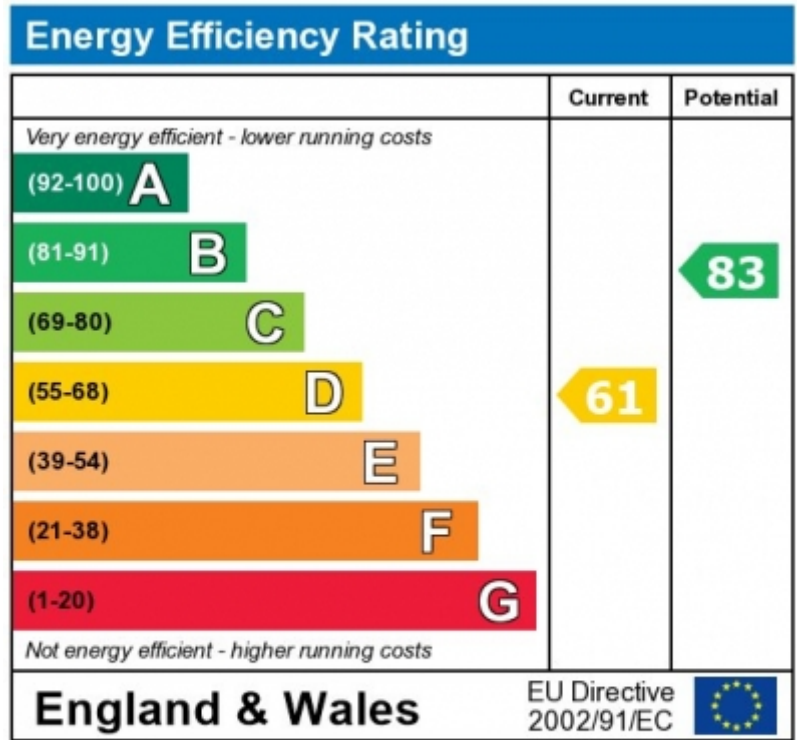
A fabulous addition to this stunning property allowing the family entertaining all year round accessed through three sets of French doors this robust solid wood structure offers a multitude of uses comprising of a fully fitted bar and a door to a changing area with access to the outside jacuzzi decked area, all with its separate power supply.





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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