



£350,000 OIRO

Gower Way, Rawmarsh, Rotherham

Detached House | 5 Bedrooms | 4 Bathrooms

01709 912730



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Step Inside

Key Features

- Outstanding FIVE BED Detached Family Home
- Versatile Living Over Three Floors
- Master with Dressing Area & Ensuite
- Modern Kitchen, Family Bathroom and Shower Room
- Office, Utility and Downstairs WC
- A Stunning Conservatory
- Driveway with Detached Garage
- Enclosed Landscaped Rear Garden
- Sought After Location
- VIEWING HIGHLY ADVISED!

Property Description

YOU'LL BE BATTING WAY ABOVE AVERAGE...WITH THIS CORKER...!

Uflit are more than delighted to welcome to the market this beautifully appointed FIVE BED DETACHED FAMILY HOME, offering SPACIOUS and MODERN LIVING over three floors.

Main Particulars

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Uflit are more than delighted to welcome to the market this beautifully appointed FIVE BED DETACHED FAMILY HOME, offering SPACIOUS and MODERN LIVING over three floors. To the downstairs accommodation an entrance hall, modern lounge, separate dining room, office/snug, downstairs wc, a modern kitchen with separate utility area and a stunning conservatory. To the second floor accommodation a master bedroom with dressing area and an ensuite, a family bathroom and two further bedrooms complimented by a large Jack and Gill shower room. Moving on up to the second floor two further bedrooms and a shower room. To the outside an attractive open aspect frontage with a driveway and detached garage, to the rear a landscaped garden complimented with patio areas and a summer house all enclosed by fencing. The property also benefits from an alarm system, solar panels, an air source heat pump and a range of fitted blinds. Located on the highly desirable Wickets Development within easy reach of local amenities, excellent transport links and schools. Don't delay in viewing this FABULOUS FAMILY HOME...CALL UFLIT TODAY 01709 912730

Council Tax Band: E

Tenure: Freehold

Entrance hall

Entering through a composite glazed door, featuring laminate flooring seamlessly flowing through to the kitchen area, radiator and a spindled carpeted staircase to first-floor accommodation. Doors giving access to living room, dining room, snug/office, kitchen and wc.

Lounge w: 4.9m x l: 3.5m (w: 16' 1" x l: 11' 6")

A spacious modern living area with feature wall, rear facing French doors with two side panels giving access to the conservatory, carpeted flooring and radiator.

Conservatory w: 4m x l: 3.3m (w: 13' 1" x l: 10' 10")

A spectacular conservatory with a beautiful vaulted glass roof, tiled flooring, wall mounted heater and Tri fold doors opening onto the garden.

Kitchen w: 4.3m x l: 3.6m (w: 14' 1" x l: 11' 10")

A modern kitchen with a range of wall and base units with complimentary worksurface areas, glass counter top sink, stainless steel bowl and upstands. Integrated appliances to include 5 burner gas hob with stainless steel back panel, double electric oven, extractor fan, dishwasher and fridge freezer. Two rear facing upvc windows add light and under counter and plinth lighting creates the mood. Radiator and tiled flooring throughout. Door giving access to the utility.

Dining room

w: 3.5m x l: 2.6m (w: 11' 6" x l: 8' 6")

With a front facing upvc window, carpeted flooring and radiator.

Snug/ Office w: 2.2m x l: 2.1m (w: 7' 3" x l: 6' 11")

With front facing upvc window, radiator and carpeted flooring.

Utility w: 2.1m x l: 1.6m (w: 6' 11" x l: 5' 3")

With a continuation of the laminate flooring, radiator, further wall and base units with complimentary work surface areas, counter top sink and upstands with plumbing for further utilities, radiator and a side facing solid composite glazed door.

WC

Comprising of a low level wc, wash hand basin with tiled splash back, radiator, extractor fan and complimentary flooring.

FIRST FLOOR:

Landing

With spindled bannister rail, radiator and carpeted flooring. A door with access to storage cupboard and further doors giving access to master bedroom, two further bedrooms and a family bathroom.

Master bedroom w: 5.6m x l: 3.6m (w: 18' 4" x l: 11' 10")

A modern master bedroom with an abundance of fitted wardrobes and furniture, two front facing upvc windows, carpeted flooring, radiator and further fitted wardrobes to the dressing area whilst a door giving access to the ensuite.

Ensuite w: 2.2m x l: 1.9m (w: 7' 3" x l: 6' 3")

A tastefully appointed shower room comprising of a low level wc, wash hand basin and shower cubicle, front facing upvc window, radiator, partially tiled walls and contrasting vinyl flooring.

Bedroom 2 w: 3.5m x l: 2.8m (w: 11' 6" x l: 9' 2")

A double bedroom with rear facing upvc window, radiator and carpeted flooring. Door giving access to Jack and Jill shower room.

Bedroom 3 w: 2.7m x l: 2.5m (w: 8' 10" x l: 8' 2")

A further ample size bedroom with a rear facing upvc window, radiator and carpeted flooring. Door giving access to the Jack and Jill shower room.

Jack and Jill w: 2.4m x l: 1.5m (w: 7' 10" x l: 4' 11")

The Jack & Jill shower room comprises of a large double shower cubicle, low level wc and wash hand basin. Rear facing upvc window, partially tiled walls, contrasting vinyl flooring, radiator and extractor fan.

Family Bathroom w: 2.1m x l: 2.1m (w: 6' 11" x l: 6' 11")

A modern family bathroom comprising of a panelled bath, wash hand basin and low level wc. Partially tiled walls, contrasting vinyl flooring, radiator and side facing upvc window.

SECOND FLOOR:

Landing

Spindled carpeted landing with loft hatch and doors giving access to two further bedrooms and family shower room.

Bedroom 4 w: 4.1m x l: 3.5m (w: 13' 5" x l: 11' 6")

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

Bedroom 5 w: 4.1m x l: 2.2m (w: 13' 5" x l: 7' 3")

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

Shower Room

A further tastefully appointed shower room comprising of a low level wc, wash hand basin and shower cubicle. Velux window, partially tiled walls, vinyl flooring, radiator and extractor fan.

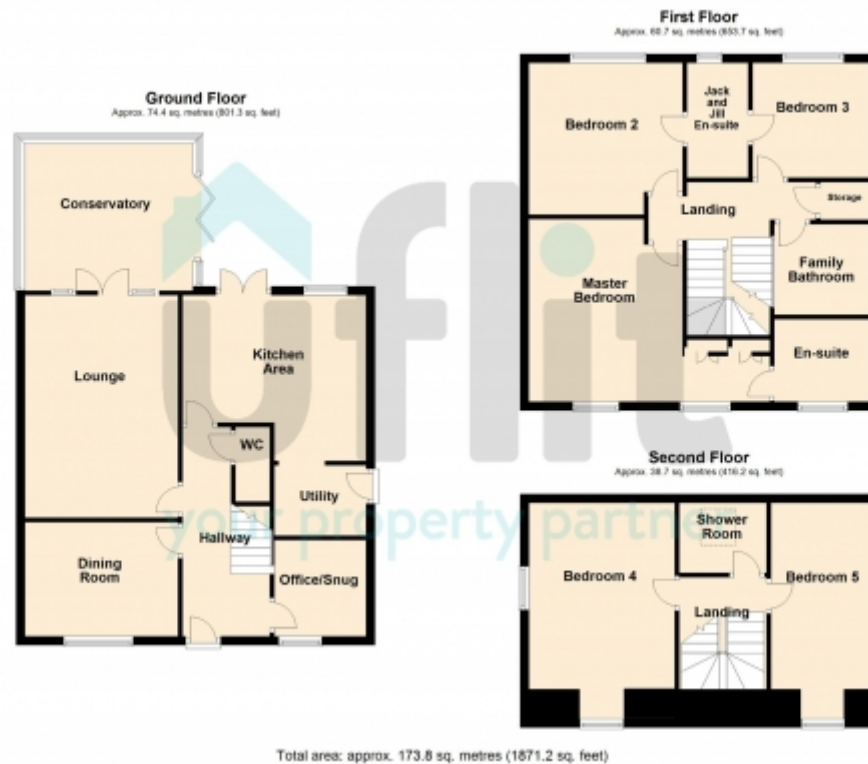
Outside

An attractive open aspect frontage with beautiful Indian stone and foliage with a driveway providing off-road parking leading to a detached garage. Side gated access to the rear where a cobbled patio wraps around a lawned garden with a further raised decked seating area with low level mood lighting and lazy spa jacuzzi, summer house with electrics all enclosed with fencing.

Garage

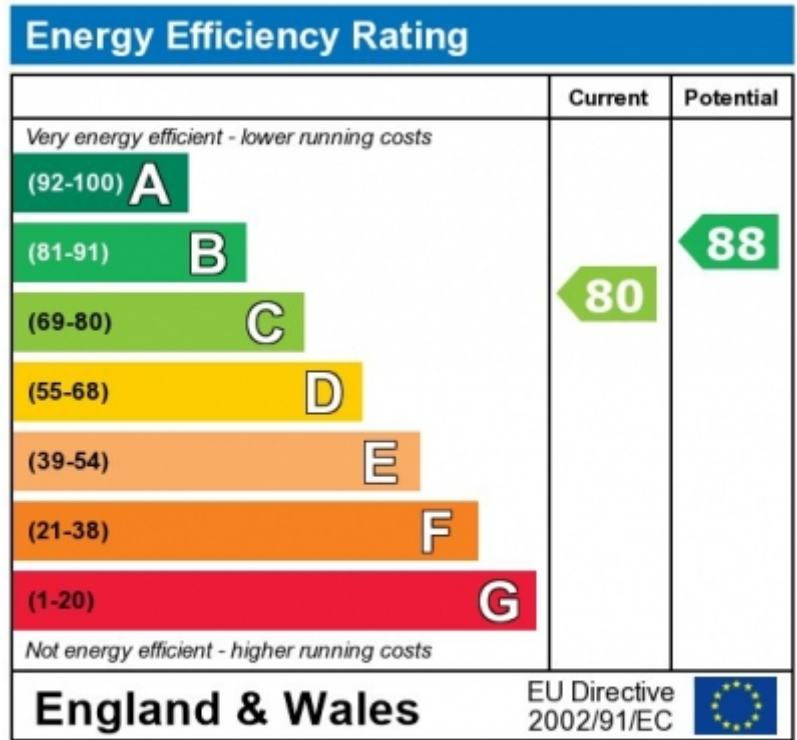
A single detached garage with up and over door.





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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