



£345,000 Offers Over

Bairstow Gardens, Rawmarsh, Rotherham

Detached House | 4 Bedrooms | 3 Bathrooms

01709 912730



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Step Inside

Key Features

- FABULOUS Four Bed Detached Family Home
- BEAUTIFULLY PRESENTED THROUGHOUT
- Ensuite to Master & Bedroom Two
- Modern Fitted Breakfast Kitchen With Open Plan Dining Area
- Seperate Utility & Downstairs WC
- Spacious Bay Windowed Lounge
- Enclosed Landscaped Rear Garden
- Driveway & Integral Garage
- Highly Desirable Location
- VIEWING HIGHLY ADVISED!

Property Description

STYLISH AND EXECUTIVE WHO COULD WANT MORE...IN THE HIGHLY DESIRABLE UPPER HAUGH...!

Uflit are more than delighted to welcome to the market this EXECUTIVE detached four bed family home offering MODERN LIVING throughout.

Main Particulars

STYLISH AND EXECUTIVE WHO COULD WANT MORE...IN THE HIGHLY DESIRABLE UPPER HAUGH...!

Uflit are more than delighted to welcome to the market this EXECUTIVE detached four bed family home offering MODERN LIVING throughout. To the downstairs accommodation this spacious and well proportioned home boasts a cloakroom hallway leading to a bright and spacious bay windowed living room. The heart and hub of the home is the large modern open plan breakfast kitchen diner with separate utility and downstairs wc. The whole area is complimented with French doors that open onto the garden, creating light and space. To the upstairs accommodation a superb master bedroom with a range of built-in wardrobes and ensuite, bedroom two also benefitting from an ensuite, two further bedrooms and a stunning family bathroom. The property also benefits from an alarm system. Occupying an idyllic cul-de-sac position with an attractive open aspect frontage and a driveway providing ample off-road parking which in turn leads to the integral garage, an enclosed landscaped SOUTH FACING garden adds to the desirability of this FANTASTIC FAMILY HOME! Located on the highly sought-after modern development of the Wickets in the heart of Upper Haugh within easy reach of local amenities, excellent transport links and schools and a stones throw away from the popular cricket ground . Viewing is highly recommended to appreciate the standard of accommodation on offer...Don't delay call Uflit today 01709 912730.

Council Tax Band: E

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Entrance hall

An attractive canopy invites you through a glazed composite door to a spacious hallway featuring carpeted flooring which seamlessly flows through to the living area and carpeted spindled stairs lead to the first-floor accommodation with an understairs recess cleverly utilising space. Doors giving access to the wc, lounge, kitchen and garage.

Lounge w: 3.4m x l: 6.1m (w: 11' 2" x l: 20')

A fabulous spacious and modern living area with a front facing upvc bay window allowing the light to flow through this entire space. A bespoke panelled feature wall catches the eye, a continuation of the carpeted flooring and two radiators add warmth.

Kitchen/diner w: 6.3m x l: 3.9m (w: 20' 8" x l: 12' 10")

A great family entertainment space and the heart and hub of this family home featuring a modern kitchen comprising of a large range of wall and base units with complimentary worksurface areas and matching upstands. Appliances to include a built-in double oven, induction hob with glass back panel, a large extractor fridge freezer and integrated dishwasher. A central breakfast bar compliments with further base units. A rear facing upvc window creates light along with French doors whilst

under counter lighting creates the mood, two radiators add warmth and stylish LVT flooring seamlessly flows through to the utility area.

Utility w: 1.7m x l: 3.3m (w: 5' 7" x l: 10' 10")

With a further range of wall and base units with complimentary worksurface areas and matching upstands with plumbing for further utilities. A glazed composite door gives access to the garden, a continuation of the LVT flooring and radiator.

Garage w: 2.6m x l: 5.2m (w: 8' 6" x l: 17' 1")

An ample sized garage with electrics and up and over door.

Downstairs WC

Comprising of a low-level wc, wash hand basin, laminate flooring and radiator.

FIRST FLOOR:

A carpeted spindled landing with loft hatch creating additional space and doors giving access to master bedroom, three further double bedrooms, family bathroom and storage cupboard.

Master bedroom w: 3.5m x l: 4.7m (w: 11' 6" x l: 15' 5")

A luxurious master bedroom with two front facing upvc windows, radiator, carpeted flooring, a range of built-in wardrobes and a door to the ensuite.

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

A beautifully appointed ensuite partially tiled with feature tiles to the shower area, comprising of a low level wc, wash hand basin and built in shower, heated towel rail and a side facing upvc window.

Bedroom 2 w: 3.6m x l: 3.8m (w: 11' 10" x l: 12' 6")

A further double bedroom with two front facing upvc windows, radiator, carpeted flooring, a door to an over stairs storage cupboard and a further door to the ensuite.

Ensuite w: 2.2m x l: 1.4m (w: 7' 3" x l: 4' 7")

A further beautifully appointed ensuite partially tiled with feature tiles to the shower area, comprising of a low-level wc, floating wash hand basin and built-in shower, heated towel rail and a side facing upvc window.

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

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

Bedroom 4 w: 2.8m x l: 3.3m (w: 9' 2" x l: 10' 10")

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

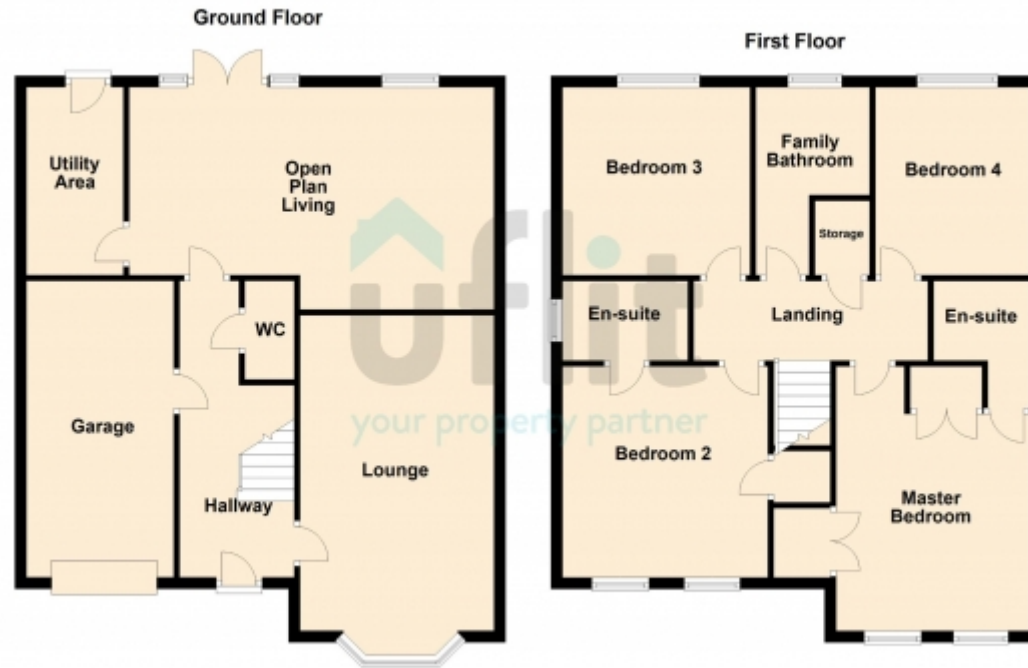
Bathroom w: 2m x l: 3.1m (w: 6' 7" x l: 10' 2")

A beautiful modern family bathroom comprising of a panelled bath with overhead shower and screen, floating wash hand basin and a low level wc. Fully tiled walls with complimentary laminate flooring, heated towel rail, spot lighting and a rear facing upvc window.

Outside

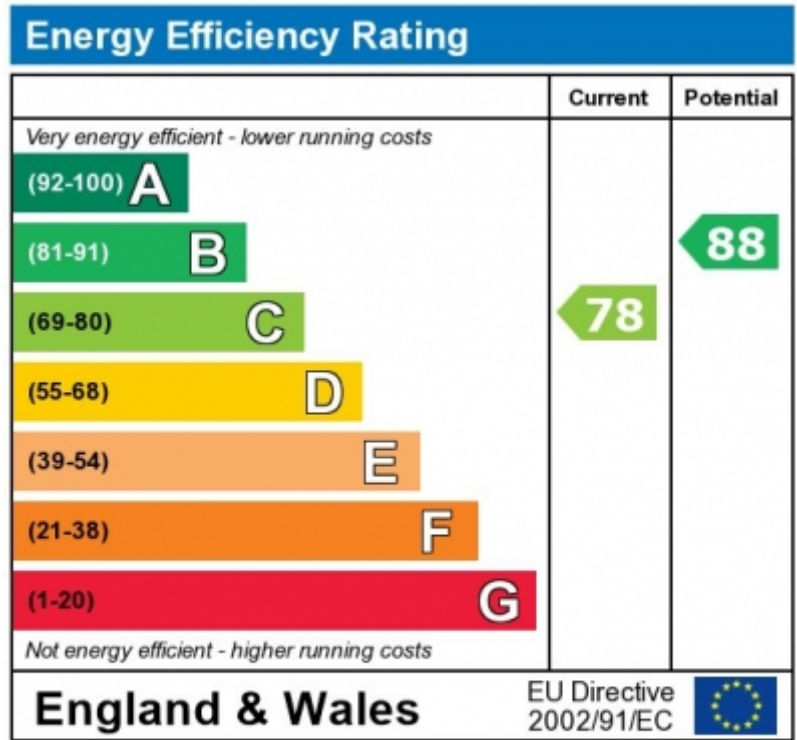
Commanding a sizeable plot with a welcoming frontage and a driveway provides ample off-road parking which in turn leads to the integral garage. Side gated access to the rear of the property where the path leads to a large paved patio area which intern splits to a decked patio with balustrades overlooking the lawned garden with an array of raised sleeper beds creating a fabulous outdoor entertaining area, all privately enclosed with fencing.





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 © 2025 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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