



£320,000 Guide Price

Cambridge Mews, Wath-upon-Deerne, Rotherham

Detached House | 4 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- STYLISH SPACIOUS EXECUTIVE FOUR BEDROOM FAMILY HOME
- Four Double Bedrooms with Ensuite to Master
- BEAUTIFULLY PRESENTED THROUGHOUT
- Spacious Lounge
- Open Plan Kitchen/ Diner
- Modern Family Bathroom
- Seperate Utility & Downstairs WC
- Stunning Enclosed South Facing Wrap Around Gardens
- Driveway and Converted Garage/Cinema Room
- VIEWING HIGHLY ADVISED!

## Property Description

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A STUNNING DETACHED PROPERTY IT'S GOT THE LOT... WITH STYLISH LANDSCAPED GARDENS ON A LARGE CORNER PLOT...!

Uflit are more than delighted to welcome to the market this STYLISH detached four double bedroom family home offering MODERN LIVING throughout.

## Main Particulars

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Uflit are more than delighted to welcome to the market this STYLISH detached four double bedroom family home offering MODERN LIVING throughout. To the downstairs accommodation this spacious and well-proportioned home boasts a welcoming hallway leading to a bright and spacious living room. The hub of the home is the open plan kitchen diner with separate utility and downstairs wc. The dining area is complimented with bay windowed French doors that open onto the garden, creating light and space. To the upstairs accommodation a superb master bedroom with dressing area and ensuite, three further double bedrooms and beautiful family bathroom benefitting from both bath and separate shower. This property nestles seamlessly in the heart of the highly desirable development in Manvers with an attractive wrap around frontage and a block paved driveway providing ample off-road parking. To the rear a stunning landscaped SOUTH facing enclosed rear garden providing great outdoor entertaining space with bespoke paved patios and a stunning covered pagoda (hot tub negotiable). Close to local amenities, excellent transport links and schools. 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: Leasehold

### Entrance hall

A canopy invites you through a composite glazed door with glazed side panel to a warming hallway featuring solid wood flooring which seamlessly flows through to the lounge and cinema room. Carpeted spindled stairs lead to the first-floor accommodation, radiator, beautiful French glazed doors giving access to lounge and further doors giving access to the kitchen diner and converted cinema room.

### Living room w: 3.5m x l: 4.8m (w: 11' 6" x l: 15' 9")

A spacious and modern living area boasting front and side facing upvc windows allowing the light to flow through this space. A beautiful feature wall compliments, a continuation of the solid wood flooring and two radiators add warmth.

### Open Plan Kitchen Diner w: 4.7m x l: 5.9m (w: 15' 5" x l: 19' 4")

A great family entertainment space and a focal point of this family home featuring a modern kitchen comprising of a range of wall and base units with chunky complimentary worksurface areas and upstands with spot lighting and under counter mood lighting, a central breakfast bar compliments. Appliances to include an electric oven, gas hob with stainless steel back panel, extractor fan and dishwasher. Front and side facing upvc windows, tiled flooring flows seamlessly throughout this living space and into the utility and wc. The dining area features a large bay with French doors opening onto the rear garden area illuminating this area and three

radiators add warmth.

**Utility** w: 2.1m x l: 1.9m (w: 6' 11" x l: 6' 3")

Entering through a delicate arch to this useful utility area with base units, complimentary worksurface areas and upstands. Plumbing for utilities and a door giving access to downstairs wc and a glazed composite door giving further access to the rear garden.

### **Downstairs WC**

Comprising of a low level wc, wash hand basin, a continuation of the tiled flooring with attractive contrasting partially tiled walls, radiator and spot lighting.

**Integral Garage** w: 4.4m x l: 2.9m (w: 14' 5" x l: 9' 6")

A fabulous converted reception room currently used as a cinema room with spot lighting and a continuation of the solid wood flooring.

### **FIRST FLOOR:**

A galleried staircase with spindled banister rail creating a parapet to the landing. Carpeted flooring, radiator, front facing upvc window and loft hatch. Doors giving access to master bedroom, three further bedrooms, family bathroom and storage cupboard.

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

A modern master bedroom with beautiful feature wall, upvc window, radiator and carpeted flooring seamlessly flowing through to the dressing area featuring a range of stylish fitted sliding wardrobes complimented by spot lighting, upvc window and a door giving access to ensuite.

**En-suite** w: 1.7m x l: 2.8m (w: 5' 7" x l: 9' 2")

A beautifully appointed ensuite with partially tiled walls and contrasting floor tiles. Comprising of a low level wc, wash hand basin and shower cubicle. Radiator, spot lighting and a upvc window.

**Bedroom 2** w: 3.6m x l: 2.9m (w: 11' 10" x l: 9' 6")

A further double bedroom with feature wall, a range of fitted sliding wardrobes, front and side facing upvc windows, radiator and carpeted flooring.

**Bedroom 3** w: 3.5m x l: 3m (w: 11' 6" x l: 9' 10")

A further double bedroom with feature wall, a range of fitted sliding wardrobes, carpeted flooring, radiator and front and side facing upvc windows.

**Bedroom 4** w: 3.4m x l: 2.8m (w: 11' 2" x l: 9' 2")

A double Bedroom with feature wall, upvc window, radiator and carpeted flooring.

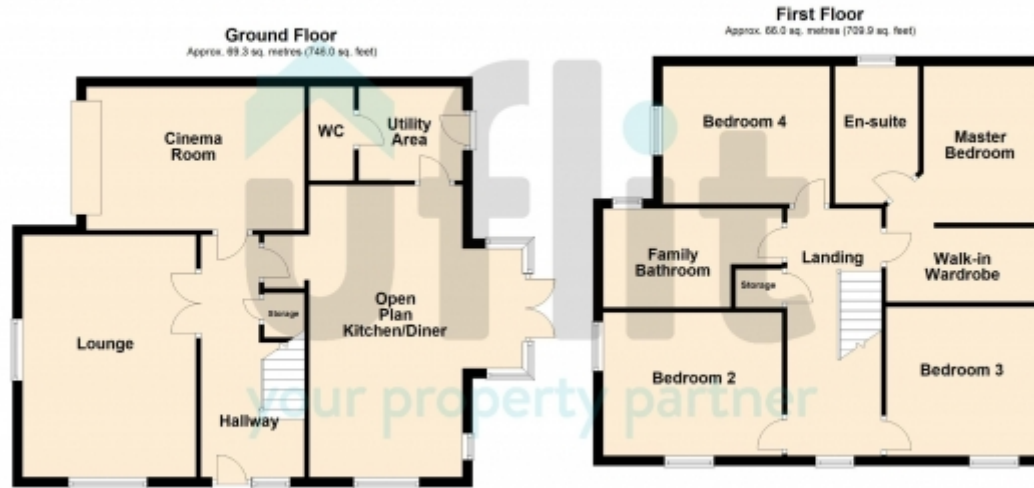
**Family Bathroom** w: 3.5m x l: 2.2m (w: 11' 6" x l: 7' 3")

A modern family bathroom benefitting from both bath and separate shower comprising of a panelled bath with corner tap, built-in shower, wash hand basin and a low level wc. Striking tiled walls with contrasting flooring, radiator, spot lighting and a upvc window.

### **Outside**

A welcoming wrap around walled frontage with an attractive block paved driveway offering ample off-road parking with Indian stone paths and low maintenance Astro turf gardens. Gated access to the rear where the Indian stone wraps around the property to create a bespoke patio area. This in turn wraps around feature Astro turf gardens with decorative stone borders. A stunning bespoke pagoda with glass atrium shelters a further Indian stone patio area and a negotiable hot tub allows for further entertaining.



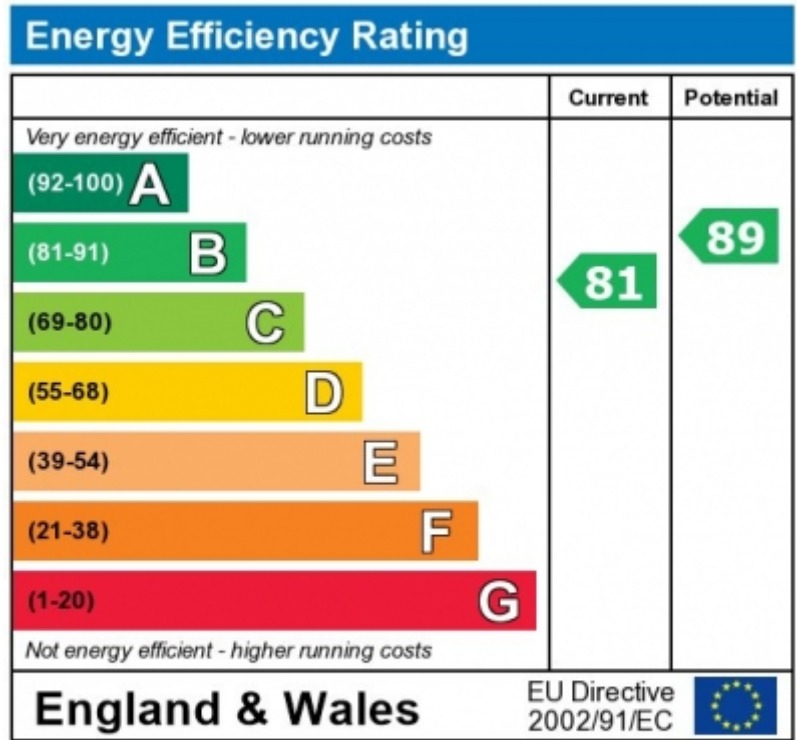


Total area: approx. 135.3 sq. metres (1455.9 sq. feet)

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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