



£260,000 OIRO

Songthrush Way, Wath-upon-Dearne, Rotherham

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- FABULOUS GROWING FAMILY HOME
- Spacious Living Accommodation Over Three Floors
- Tastefully Appointed Throughout
- Four Bedrooms with Master & Shower Room Occupying the Second Floor
- Open Plan Kitchen/ Diner
- Orangery
- Occupying a Quiet Cul-De-Sac Position
- Landscaped Rear Garden
- Desirable Location
- MUST BE VIEWED!

Property Description

A GROWING FAMILY HOME, YOU SIMPLY MUST SEE...ALTHOUGH I'M HIDDEN AWAY, CAN YOU FIND ME...!

Uflit are more than delighted to welcome to the market this four bed family home set over three floors, offering MODERN and SPACIOUS living throughout.

Main Particulars

A GROWING FAMILY HOME, YOU SIMPLY MUST SEE...ALTHOUGH I'M HIDDEN AWAY, CAN YOU FIND ME...!

Uflit are more than delighted to welcome to the market this four bed family home set over three floors, offering MODERN and SPACIOUS living throughout. Boasting a welcoming hallway, modern kitchen diner, downstairs wc, a separate lounge benefitting from French doors opening to a fabulous orangery overlooking the garden. Accommodating the first floor are three ample sized bedrooms and a family bathroom, to the second floor a master bedroom with ensuite shower room. The outside has curb appeal settled away on a quiet cul-de-sac with a manicured frontage with a paved path to the doorway and a driveway providing off-road parking leading to the detached brick built garage. To the rear a landscaped garden with patio areas creating a fantastic outdoor entertaining space. Located on the modern Manvers Development in Wath Upon Dearne, close to local amenities, excellent transport links and schools, whilst just a short stroll to the lake. Don't Delay in viewing this FABULOUS PROPERTY...Call Uflit Today 01709 912730.

Council Tax Band: C

Tenure: Freehold

Entrance hall

A delicate canopy invites you through a glazed composite door to a cosy hallway with carpeted stairs leading to the first-floor accommodation, radiator and doors open to the kitchen/ diner, lounge and wc.

Open Plan Kitchen Diner w: 4m x l: 4.4m (w: 13' 1" x l: 14' 5")

A beautiful kitchen with a range of modern wall and base units with complimentary worksurface areas with counter top sink and tiled back panels. Integrated appliances to include gas hob with stainless steel back panel, electric cooker, extractor fan, dishwasher, washing machine and fridge freezer. A side facing upvc bay window illuminates this space, tiled flooring flows throughout and a radiator adds warmth.

Downstairs WC

Beautifully appointed comprising of a wash hand basin, low level wc, feature wall, complimentary tiled flooring, front facing upvc window and a radiator.

Lounge w: 3.6m x l: 4.4m (w: 11' 10" x l: 14' 5")

A modern lounge with feature wall, carpeted flooring, two radiators and a front facing upvc window along with rear facing French doors illuminating whilst opening into the orangery.

Orangery w: 3.4m x l: 3.2m (w: 11' 2" x l: 10' 6")

A fabulous addition to the property with a stylish glazed atrium surrounded by mood spot lighting, laminate flooring, a wall mounted heater and further French doors opening onto the garden extending the family entertaining area.

FIRST FLOOR:

Landing

A carpeted spindled landing with radiator and doors giving access to three bedrooms, family bathroom and a further door to a storage cupboard and carpeted spindled stairs to second floor master bedroom.

Bedroom 2 w: 2.6m x l: 4.3m (w: 8' 6" x l: 14' 1")

A large double bedroom with two side facing upvc windows, radiator and carpeted flooring.

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

An ample sized third bedroom with bespoke partially paneled walls, carpeted flooring, radiator and a side facing upvc window.

Bedroom 4 w: 3.5m x l: 1.9m (w: 11' 6" x l: 6' 3")

An ample sized fourth bedroom with carpeted flooring, radiator and a side facing upvc window.

SECOND FLOOR:

Master bedroom w: 4.5m x l: 5m (w: 14' 9" x l: 16' 5")

Commanding the second floor is the master bedroom with feature wall side facing upvc window, carpeted flooring, radiator and a door to the ensuite shower room.

Ensuite w: 4.5m x l: 1.6m (w: 14' 9" x l: 5' 3")

A further modern shower room tastefully appointed, comprising of built in shower cubicle, low level wc and a wash hand basin cleverly adopting a recess utilising space. Partial tiled walls with contrasting vinyl flooring, radiator and a side facing dormer window.

Outside

An attractive low maintenance frontage with a paved path which wraps around the property and a driveway providing off-road parking leads to the detached brick-built garage. Side gated access to the rear where you will find a private landscaped garden, a paved seating area leads to a lawned garden with decorative stone borders and a further decked sun terrace with balustrades all enclosed.






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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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