



1 Dunford Court, Wath-Upun-Dearne, Rotherham, S63 7BT

**Guide Price £260,000**

\*\*\*GUIDE PRICE £260,000 - £270,000 \*\*\*

Having been extensively extended to produce a stunning family home is this modern Three Bedroom Detached property. Situated to be nearby to the amenities within Wath Upon Dearne the property itself offers flexible living accommodation, thanks to its choice of reception rooms. Within catchment of highly regarded local schooling an early inspection is thoroughly recommended.



## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Deerne or simply Wath ) is a small town on the south side of the Dearne Valley in the historic county of the West Riding of Yorkshire and the Metropolitan Borough of Rotherham, South Yorkshire, England, lying 5 miles (8 km) north of Rotherham, almost midway between Barnsley and Doncaster. Wath can trace its existence back to Norman times, having an entry in the Domesday Book as Wad and Waith.

## Material Information

Council Tax Band - D

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## Porch

With a front facing composite door giving access

## Entrance Hallway



This large entrance hallway, hosts fitted wardrobes and further under stair storage with a front facing upvc bay window.

## Lounge 12'1" x 14'0" (3.70 x 4.29)



With a front facing upvc window and timber glazed french doors entering the dining room.

## Dining Room 13'6" x 10'9" (4.12 x 3.29m)



With a front facing upvc and access to the utility room.

## Utility 4'11" x 10'10" (1.52 x 3.31m)



With space and plumbing for an automatic washing machine and access to the kitchen.

### **Kitchen 7'8" x 8'1" (2.35 x 2.47m)**



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob and split level double oven.

### **Breakfast Area 8'6" x 9'9" (2.60 x 2.98m)**



With rear facing patio doors entering the rear garden.

### **Downstairs WC**



With low flush WC and wash hand basin.

### **Play Room 8'11" x 8'2" (2.72 x 2.49)**



Spacious reception room with access to the Orangery

### **Orangery 7'9" x 10'2" (2.38 x 3.12m)**



Lovely garden room with bi fold patio doors

### **Master Bedroom 12'2" x 9'4" (3.71 x 2.85)**



With front facing upvc bay window and access to the en suite and fitted wardrobes.

### **En Suite**



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.



### Bedroom 8'7" x 9'8" (2.64 x 2.95m)



With rear facing upvc window and fitted wardrobes

### Bedroom 8'6" x 9'2" (2.60 x 2.80)



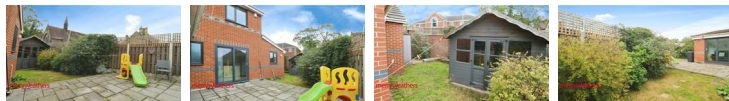
With front facing upvc window and fitted storage.

### Bathroom



Hosting a three piece suite comprising of a panelled corner bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### External



To the front of the property is a double driveway providing off road parking for more than one vehicle. To the rear is a laid to lawn garden with summer house and external storage and includes a paved patio area.

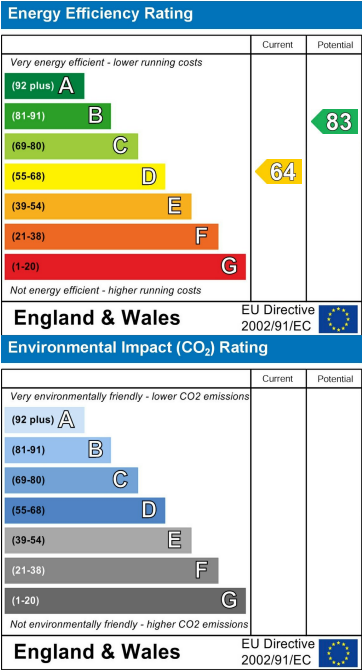
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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