



10 Gipsy Green Lane, Wath-Upon-Dearne, Rotherham, South Yorkshire, S63 6HQ

**Offers Around £375,000**

Offered with superb countryside views is this five bedroom detached FAMILY HOME which benefits from having undergone a full course of modernisation. Offering flexible living accommodation, the property is immaculate throughout, with upvc double glazing, gas central heating, driveway and garage. Occupying a corner plot with gardens and views across to Hooper Stand, within close proximity to Wath Golf Club. A viewing is essential to fully appreciate the stunning nature of this property.

## Merryweathers

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## 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.

## Entrance Hallway



With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation.

## Lounge 18'0" x 13'10" (5.51 x 4.23)



This dual aspect reception room hosts a front and side facing upvc window and central heating radiator.

## Kitchen 10'0" x 11'10" (3.06 x 3.61)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with four ring gas hob and electric oven and space and plumbing for an automatic washing machine. The room hosts a central heating radiator, side facing upvc entrance door and rear facing upvc window. The room also hosts the wall mounted gas central heated boiler.

## Bedroom / Dining Room 9'11" x 11'10" (3.04 x 3.61)

With a side facing upvc window and central heating radiator this room has been positioned to possibly host a formal dining space, or with the partitioned wall removed a dining kitchen.

## Bedroom 11'10" x 10'11" (3.62 x 3.33)



With a front facing upvc window and central heating radiator.

### Walk in Wet Room



Hosting a three piece suite with WC, wash hand basin, thermostatic shower, central heating radiator and opaque double glazed window.

### Bedroom 9'10" x 13'2" (3.01 x 4.00)



With a side facing uvpc window and central heating radiator.

### Bedroom 10'9" x 14'4" (3.28 x 4.37)



With two side facing velux windows ,central heating radiator and storage within the eaves.

### Bedroom 10'9" x 14'4" (3.28 x 4.38)



With two side facing velux windows ,central heating radiator and storage within the eaves.

### Bathroom



Hosting a three piece suite comprising of a panelled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator.

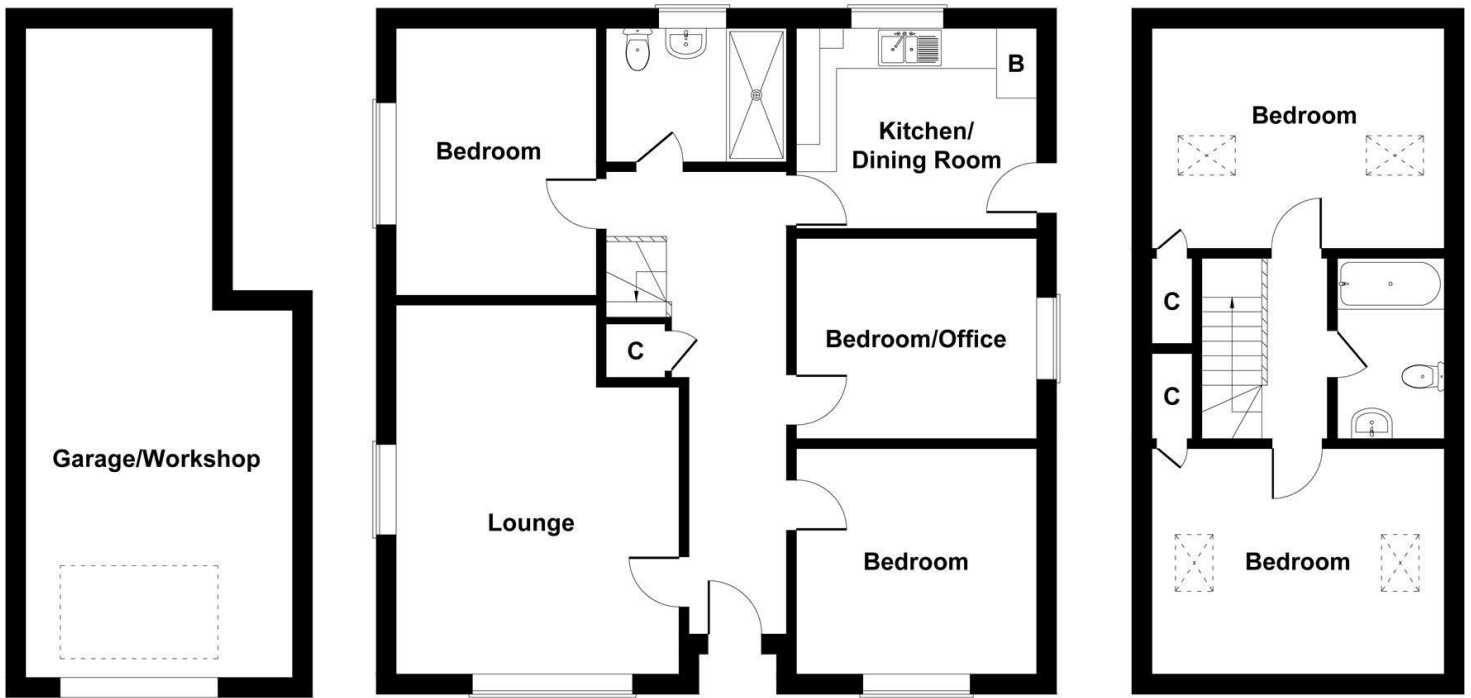
### Garage

Secured by an electrically operated door, the garage hosts an electric vehicle charger point and central heating radiator. The garage hosts a compressed air outlet.

### External

Standing in gardens within this corner plot, secured by fencing and enjoying countryside views.

## Floor Plan

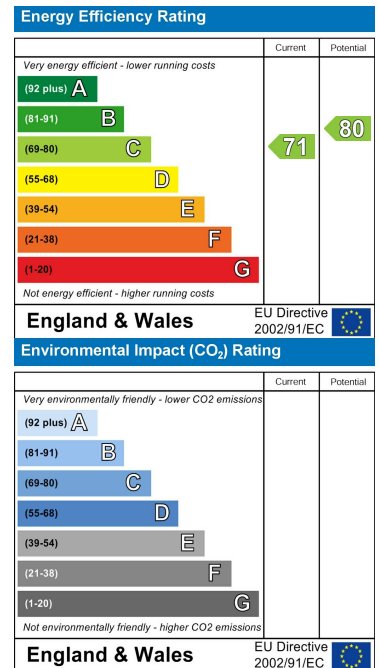


Plan for reference only to location of rooms and property layout.  
For detailed measurements, please refer to the property's sales particulars.

## Area Map



## Energy Efficiency Graph



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