



£310,000 Guide Price

Haugh Green, Rawmarsh, Rotherham

Detached House | 4 Bedrooms | 3 Bathrooms

01709 912730



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# Step Inside

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## Key Features

- Beautiful Detached Family Home
- Four Bedrooms with Ensuite to Master & Second Bedroom
- Modern Decor Throughout
- Spacious Bay Windowed Lounge
- Stunning Bathroom
- Beautiful SOUTH FACING Rear Garden
- Driveway & Integral Garage/Utility Area
- Corner Plot Position
- Highly Sought-After Location
- VIEWING HIGHLY ADVISED!

## Property Description

GUIDE PRICE £310,000 to £320,000

A FABULOUS DETACHED ADMIRING THE SOUTH FACING SUN...ON A LARGE CORNER PLOT ON HAUGH GREEN 51...!

Uflit are delighted to welcome to the market this beautiful detached four bed family home.

## Main Particulars

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A FABULOUS DETACHED ADMIRING THE SOUTH FACING SUN...ON A LARGE CORNER PLOT ON HAUGH GREEN 51...!

Uflit are delighted to welcome to the market this beautiful detached four bed family home commanding a fabulous corner plot offering MODERN LIVING throughout. To the downstairs this spacious and well-proportioned home boasts a welcoming hallway leading to a bright and spacious living room complimented with a large bay overlooking the rear garden, downstairs wc, a breakfast kitchen, separate dining area and a fabulous addition is a partially converted garage to create a utility area. To the upstairs accommodation a superb master bedroom with a stylish ensuite, bedroom two with further ensuite, two further bedrooms and a family stunning family bathroom. To the outside an attractive open frontage with driveway providing ample off road parking leading to an integral garage. Wrap around PRIVATE enclosed landscaped rear garden adds to the attraction with patio areas and a large shed, admiring the SOUTH FACING SUNSHINE. The property also benefits from a range of fitted blinds, all this can be found at this FANTASTIC FAMILY HOME! Located on the highly sought-after Haugh Green development within easy reach of local amenities, excellent transport links and schools. Viewing is highly recommended. Don't delay call Uflit today 01709 912730.

Council Tax Band: D

Tenure: Freehold

### Entrance hall

A delicate canopy invites you through a glazed composite door with glazed side panel to a light and warming hallway featuring laminate flooring which flows through to the kitchen and wc, leading to carpeted spindled stairs to the first floor accommodation with useful understairs storage cleverly utilising space. Doors give access to the wc, lounge, garage, kitchen and diner and a radiator.

**Living room** w: 5.9m x l: 0m (w: 19' 4" x l: )

A spacious and modern living area boasting a large bay with French doors opening to the garden. A modern feature wall with a stunning inset fire and bespoke shelving catches the eye along with a bespoke drop ceiling with mood lighting, a radiator adds warmth and carpeted flooring.

**Kitchen** w: 3.3m x l: 0m (w: 10' 10" x l: )

Comprising of a range of wall and base units with complimentary work surface areas, counter top sink and tiled back panels. Integrated appliances to include a built in oven, gas hob, extractor fan, dishwasher and plumbing for further utilities. A rear facing bay with a glazed upvc door illuminates this space along with under counter mood lighting, a radiator adds warmth and a continuation of the laminate flooring flows throughout.

**Dining room** w: 2.8m x l: 3.4m (w: 9' 2" x l: 11' 2")

A fabulous further reception room with two front facing upvc windows, radiator and laminate flooring.

### **Downstairs WC**

Comprising of a low level WC, wash hand basin with tiled back panel, radiator and a side facing upvc window.

### **Garage**

Having been partially converted to create a utility area with laminate flooring, an abundance of shelving, plumbing for utilities and a door gives access to the front section of the garage for storage.

### **FIRST FLOOR:**

With spindled banister rail, carpeted flooring, radiator and loft hatch creating additional storage. Doors giving access to master bedroom, three further bedrooms, family bathroom and storage cupboard.

**Master bedroom** w: 4.8m x l: 3.7m (w: 15' 9" x l: 12' 2")

A spacious beautifully presented master bedroom with feature wall, three front facing upvc windows, radiator, carpeted flooring, a range of built in wardrobes and a door giving access to the ensuite.

**Ensuite** w: 2.5m x l: 1.7m (w: 8' 2" x l: 5' 7")

A stylish ensuite comprising of a walk in shower, wash hand basin and a further vanity W.C. Partially tiled with beautiful feature walls with contrasting tiled flooring, radiator, spot lighting and a front facing upvc window.

**Bedroom 2** w: 2.5m x l: 4.1m (w: 8' 2" x l: 13' 5")

A further double bedroom with a range of built in wardrobes, carpeted flooring, radiator and a rear facing upvc window.

**Ensuite** w: 1.5m x l: 1.7m (w: 4' 11" x l: 5' 7")

Comprising of a walk in shower with tiled back panels, wash hand basin and a WC. Carpeted flooring, radiator, spot lighting and a side facing upvc window.

**Bedroom 3** w: 2.7m x l: 4.3m (w: 8' 10" x l: 14' 1")

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

**Bedroom 4** w: 2.1m x l: 3.3m (w: 6' 11" x l: 10' 10")

Currently used as a dressing room with rear facing upvc window, radiator and carpeted flooring.

### **Family Bathroom**

w: 2.6m x l: 1.8m (w: 8' 6" x l: 5' 11")

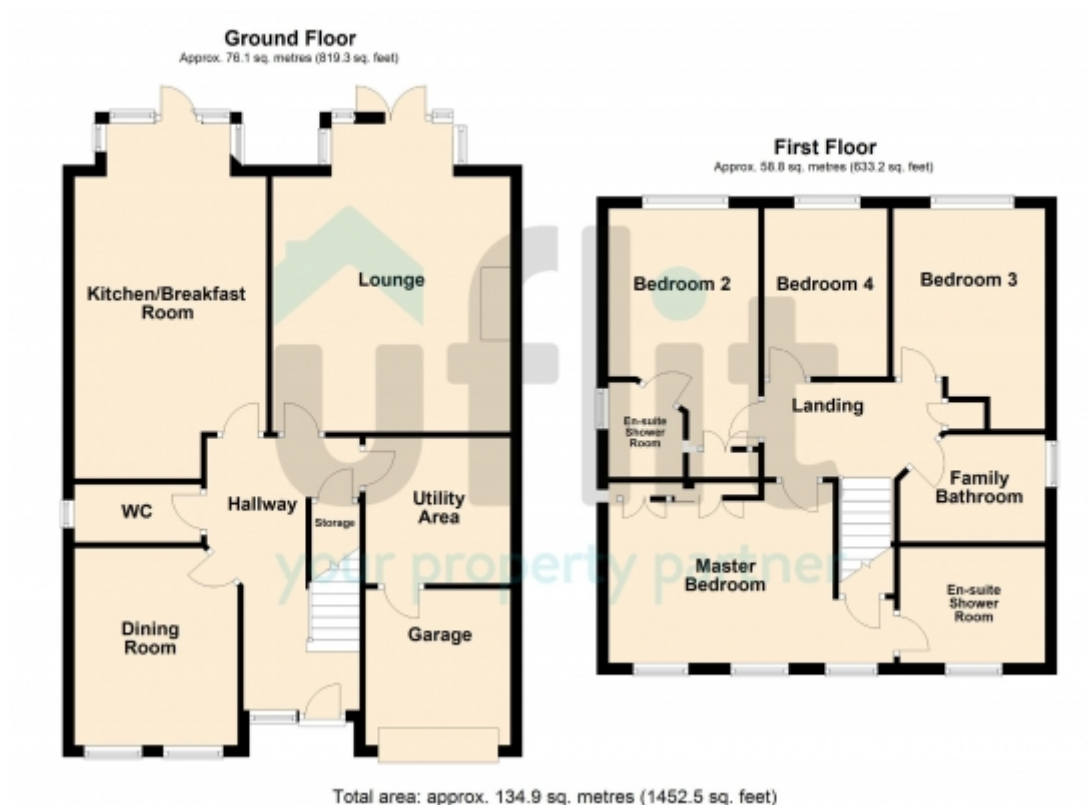
This stylish modern family bathroom comprises of a bespoke tiled panelled bath, vanity wash hand basin and a further vanity low WC. Fully tiled to walls with a stunning feature wall and contrasting tiled flooring, decorative panelled ceiling, side facing upvc window and a designer radiator.

### **Outside**

Occupying a fabulous corner plot with an attractive open aspect frontage. A driveway providing ample off-road parking leading to the integral garage. Predominantly lawned gardens with attractive manicured borders and side gated access to the enclosed private SOUTH FACING rear garden. To the rear a fabulous family entertainment area where a decked patio area adjoins a further paved patio. Gently tiered lawned gardens with sleeper borders, a tranquil water feature and a large garden shed.



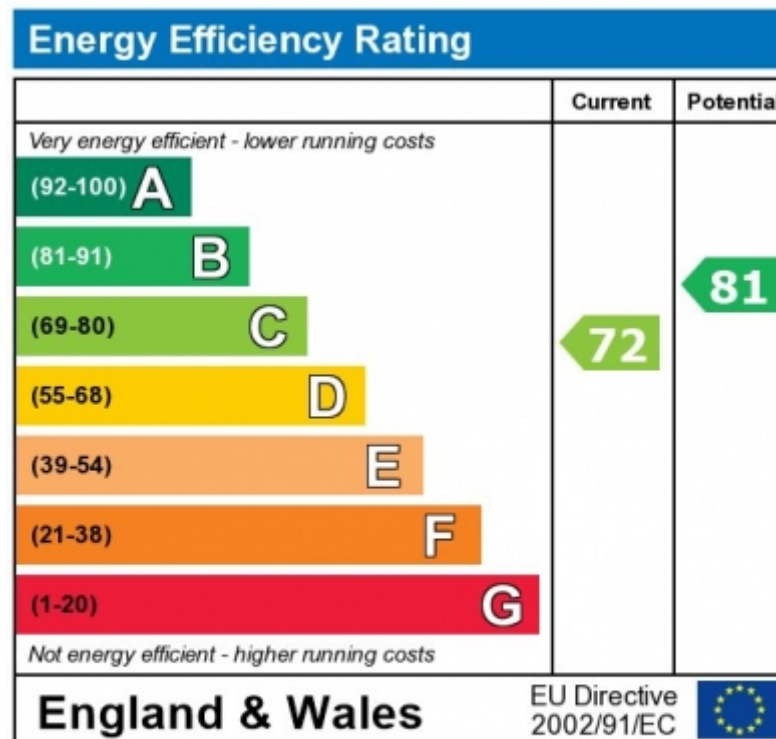




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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