



£330,000 Offers Over

New Meadows, Rawmarsh, Rotherham

Detached House | 4 Bedrooms | 3 Bathrooms

01709 912730



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# Step Inside

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## Key Features

- Spacious Four Bed Family Home
- Beautiful Open Plan Modern Extended Kitchen/Diner
- Ensuites to Two Bedrooms and a Beautiful Family Bathroom
- Modern Standard of Living Throughout
- Additional Utility & a Stylish Downstairs WC
- Highly Desirable Location
- Private Cul-De-Sac Position
- Landscaped SOUTH FACING Gardens
- Ample Off-Road Parking and an Integral Storage Garage
- DON'T DELAY...BOOK A VIEWING TODAY...!

## Property Description

STYLISH AND MODERN WHO COULD WANT MORE..WITH SOUTH FACING GARDENS, NEW MEADOWS, UPPER HAUGH...!

Uflit are highly delighted to welcome to the market this fabulous executive property.

## Main Particulars

STYLISH AND MODERN WHO COULD WANT MORE..WITH SOUTH FACING GARDENS, NEW MEADOWS, UPPER HAUGH...!

Uflit are highly delighted to welcome to the market this fabulous executive property offering STYLISH and MODERN LIVING throughout. Commanding a quiet cul-de-sac position on the highly desirable modern development of New Meadows. This property boasts a stylish modern extended open plan kitchen dining area benefitting from large patio doors opening on to the garden. A further large family room creating a fabulous reception room, a large utility area adopting the rear of the garage and a beautiful downstairs WC. To the first floor a landing providing access to four bedrooms two with modern ensembles and a beautiful family bathroom. The property also boasts solar panels generating an income and a range of fitted blinds. To the outside of the property an open aspect frontage providing ample off-road parking leading to an integral storage garage and manicured gardens. To the rear a well-proportioned south facing landscaped family garden with patio areas creating a FANTASTIC FAMILY HOME. Call Uflit to arrange a viewing today 01709 912730.

Council Tax Band: D

Tenure: Freehold

### Entrance hall

A delicate canopy invites you through a front facing glazed composite door to a light and spacious hallway. Stunning tiled flooring seamlessly flows through to the open plan kitchen/diner and WC whilst carpeted spindled stairs give access to first floor accommodation. Two radiators, doors giving access to the downstairs WC, utility, storage cupboard and French glazed doors providing entrance to the open plan kitchen/diner and lounge.

**Lounge** w: 3.3m x l: 5.7m (w: 10' 10" x l: 18' 8")

On entering your eyes are drawn to the stunning focal feature inset fire with modern stone façade sat on a feature wall, two radiators add warmth and a large front facing upvc window allows an abundance of light to flow through with carpeted flooring throughout.

**Open Plan Breakfast Kitchen/Diner** w: 7.5m x l: 5.2m (w: 24' 7" x l: 17' 1")

A beautiful, stylish, modern fully-integrated kitchen with a large range of wall and base units with complimentary work service areas, counter tops, composite sink, beautiful tiled back panels and a breakfast bar compliments with further base units. Integrated appliances to include a built-in oven, five burner gas hob with extractor canopy above, integrated dishwasher and fridge. A continuation of the tiled flooring through to the offset dining area giving a sense of separation whilst retaining the open plan aspect. A rear facing upvc window along with patio doors and a further upvc door giving access to the rear garden. Under counter and spot lighting creates the mood and two radiators add warmth along with under floor heating. To the extension a vaulted ceiling with velux window creating a feature.

**Utility** w: 2.5m x l: 2.4m (w: 8' 2" x l: 7' 10")

Adopting the rear of the garage is a large utility with base units and complimentary work surface areas and plumbing for further utilities, carpeted flooring, radiator and a door to the storage garage.

## **WC**

A beautifully presented WC comprising of a vanity wash hand basin creating storage, a low level WC, partially tiled walls with contrasting tiled flooring, a side facing upvc window and radiator.

## **Landing**

A carpeted spindled staircase creates a parapet to the landing with doors giving access to all four bedrooms, family bathroom, storage cupboard, radiator, a loft hatch creating additional space and a large side facing upvc window.

**Master bedroom** w: 4.7m x l: 3.7m (w: 15' 5" x l: 12' 2")

A large and modern master bedroom with a range of built-in and fitted wardrobes, carpeted flooring, radiator, three front facing upvc windows and a door giving access to the ensuite.

**Ensuite** w: 2.6m x l: 1.7m (w: 8' 6" x l: 5' 7")

A beautiful ensuite comprising of a walk-in double shower and screen, a vanity unit housing both wash hand basin and a low level WC with added fitted furniture creating storage. Fully tiled walls with feature tiling to the shower and contrasting tiled flooring, designer heated towel rail and a front facing upvc window.

**Bedroom 2** w: 2.6m x l: 3.7m (w: 8' 6" x l: 12' 2")

A double bedroom comprising of a range of built-in wardrobes, rear facing upvc window, radiator, carpeted flooring and a door giving access to a further ensuite.

**Ensuite** w: 1.1m x l: 1.9m (w: 3' 7" x l: 6' 3")

Comprising of a built-in shower cubicle, wash hand basin, fully tiled walls with contrasting tiled flooring and a side facing upvc window.

**Bedroom 3** w: 2.7m x l: 3m (w: 8' 10" x l: 9' 10")

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

**Bedroom 4** w: 2.1m x l: 3m (w: 6' 11" x l: 9' 10")

Currently used as an office with a rear facing upvc window, radiator and carpeted flooring.

**Family Bathroom** w: 2.7m x l: 1.6m (w: 8' 10" x l: 5' 3")

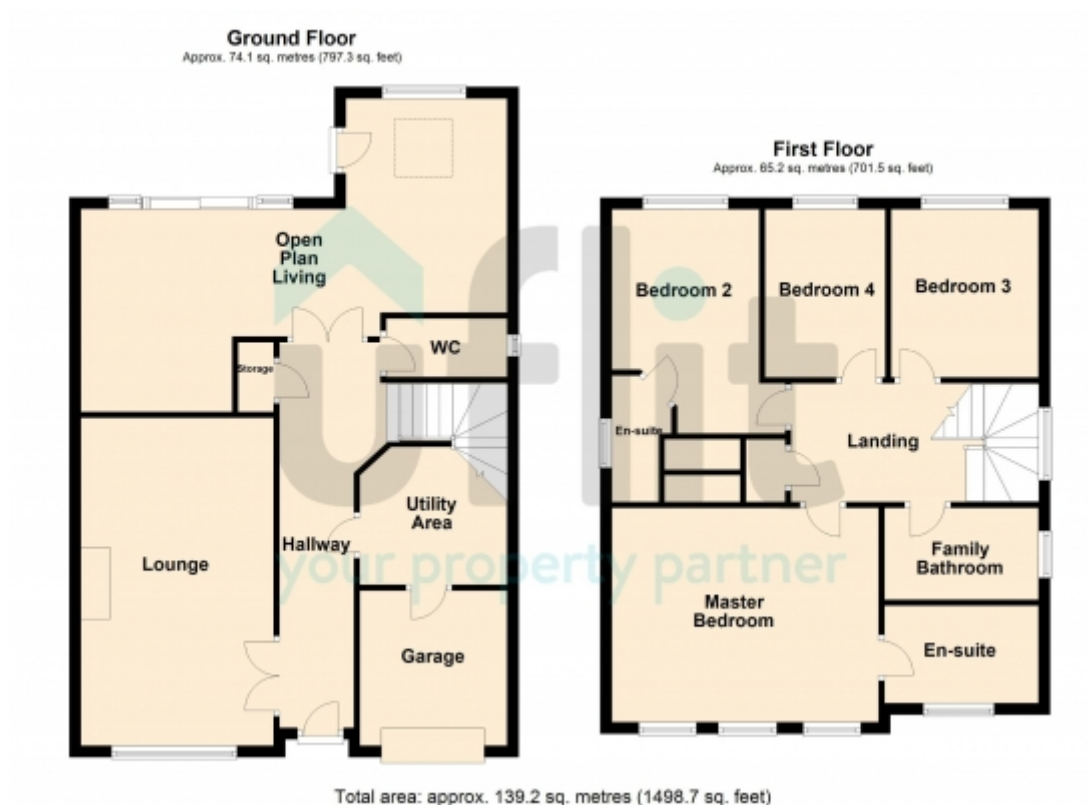
A beautiful bathroom comprising of a panelled bath with designer taps and a corner pull out shower head, vanity wash hand basin and a low level WC. Fully tiled walls with feature tiling, contrasting tiled flooring, designer heated towel rail and a side facing upvc window.

## **Outside**

Located on a quiet cul-de-sac commanding a fabulous plot with an open aspect frontage. A driveway provides ample off-road parking leading to an integral storage garage and manicured gardens with decorative stone chippings. A path wraps around the property giving access to a privately enclosed landscaped SOUTH FACING rear garden where a beautiful paved patio leads to a lawned garden with manicured borders and a further patio currently housing the hot tub sheltered by a bespoke gazebo adding to the attraction, along with two storage sheds.

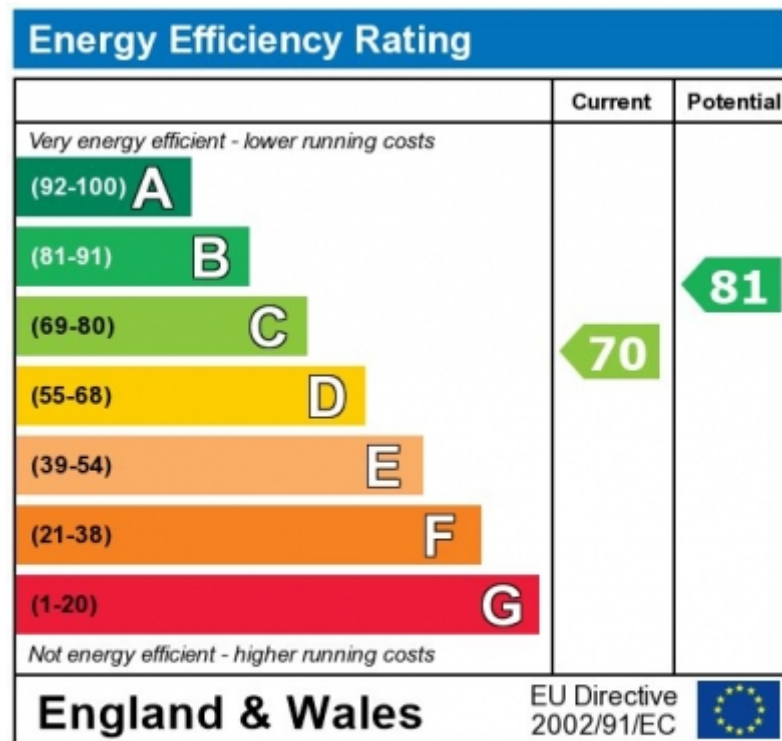






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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