



5 Kingsbrook Chase, Wath-Upon-Dearne, Rotherham, S63 7FG

**Asking Price £325,000**

Stunning Family Accommodation. Boasting modern and attractive standards throughout is the well appointed four bedroom property situated within walking distance of Manvers Lake. With an impressive entertaining kitchen there is a separate lounge reception room and four first floor bedrooms of good proportion. With driveway and garage set upon this generous corner plot and early viewing is essential.

## 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 upvc entrance door, central heating radiator and stairs rising to the first floor accommodation. With useful under stair storage.

## Downstairs WC



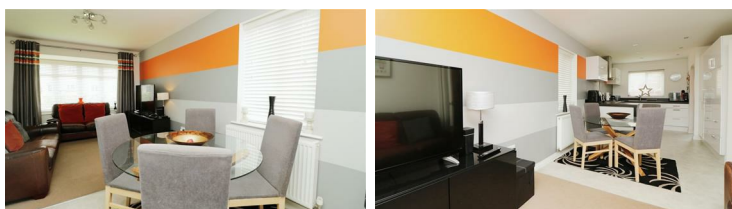
With low flush WC, wash hand basin and central heating radiator.

## Lounge 13'3" x 11'8" (4.04m x 3.56m)



The lounge benefits from a rear facing UPVC double glazed window and patio doors with views over the garden and a central heating radiator.

## Dining / Kitchen / Living 26'6" x 10'7" (8.08m x 3.25m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include an electric hob, with oven below and extractor above. With open aspect leading to the stylish breakfast area, which in turn leads to a sitting / family area. A stunning reception room.

## First floor landing

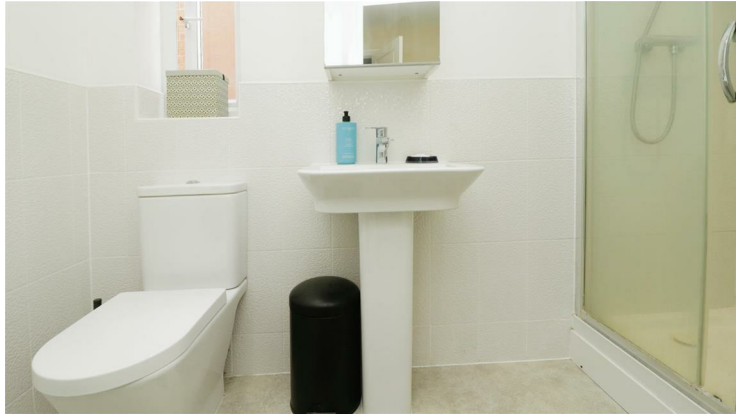
Hosting an airing cupboard, a front facing UPVC double glazed window, a central heating radiator and access to the loft.

## Master Bedroom 16'4" x 10'4" (4.98m x 3.15m)



With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes and dressing area.

## En Suite



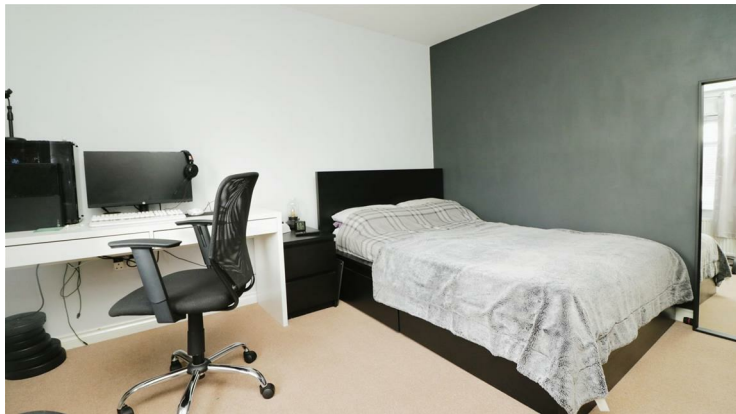
Partially tiled, having a shower cubicle, W/C & hand wash basin, a central heating radiator and a side facing UPVC double glazed window.

### Bedroom Two 15'8" x 9'6" (4.80m x 2.92m)



Hosting a rear facing UPVC double glazed window and a central heating radiator.

### Bedroom Three 11'1" x 10'2" (3.40m x 3.12m)



A front facing room, having a UPVC double glazed window and a central heating radiator.

### Bedroom Four 10'4" x 10'4" (3.17m x 3.15m)

Having a front facing UPVC double glazed window and a central heating radiator.

## Bathroom



Partially tiled, comprising of a bath with mixer taps, a separate shower cubicle, W/C & hand wash basin, a central heating radiator and a rear facing UPVC double glazed window.

## External

To the front of the property is a driveway with a laid to lawn area, with gated access to the rear where a lawned garden can be found with adjoining patio area.

## Garage

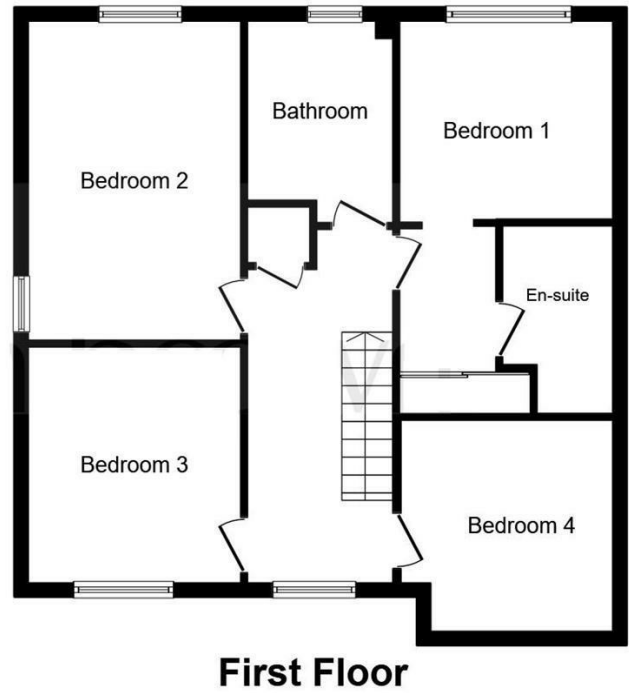
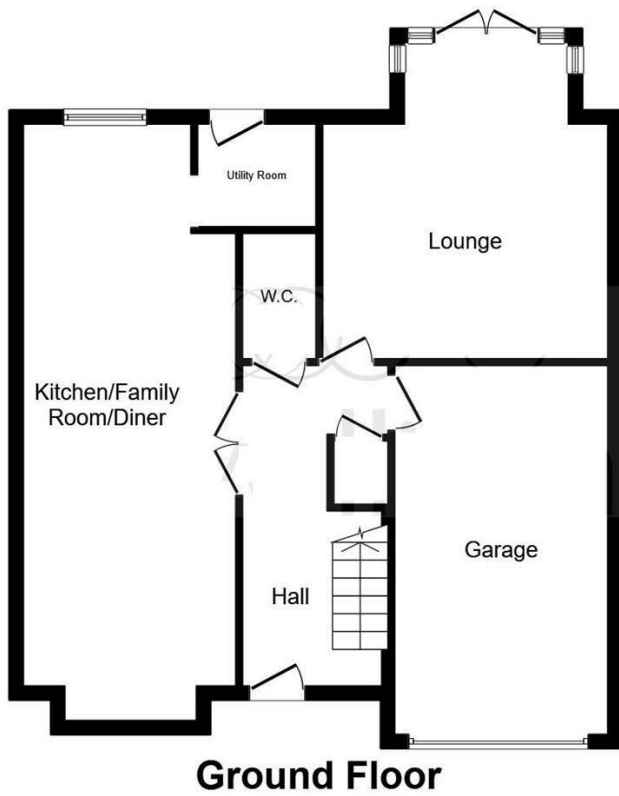
With power & lighting secured by an up and over door with an integral courtesy door.

## Material Information

Council Tax Band E

Leasehold 999 years from and including 23 November 2010 @ £86.56 per quarter.

## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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