



Kingsbrook Chase, Wath-Upon-Deerne, S63

Kitchen/Diner | 3 Double Bedrooms | Master En-Suite | Off Road Parking For 2 Vehicles | Enclosed Rear Garden
| Garage | Downstairs WC | Great Amenities On Your Doorstep, Perfect For Families

Guide Price: £220,000 - £240,000



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DESCRIPTION

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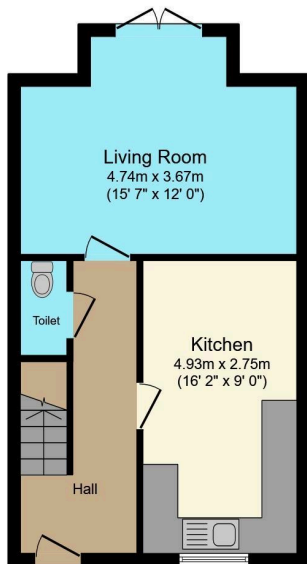
This modern property is perfect for families or first-time buyers seeking a spacious home in a peaceful yet well-connected neighbourhood, with excellent links to Rotherham and Barnsley. Situated in a newly developed estate, you'll find a range of amenities right on your doorstep, including local shops, coffee shops, and a family pub. Just a short walk away is Manvers Lake, ideal for family outings or walks with the dog. As you enter the property, you are greeted by a modern hallway with stairs to the first floor on your left. Straight ahead, you'll find the spacious family living area, which is bathed in natural light from double doors leading to the rear garden. To your right is a well-equipped modern kitchen-diner, and on the ground floor, you also benefit from a convenient downstairs WC.

On the first floor, there are two double bedrooms, a family bathroom, and stairs leading up to the second floor. The top floor features the master bedroom, a bright and spacious retreat thanks to its dormer window. This room is complete with built-in wardrobes and an en-suite bathroom. Outside, the enclosed rear garden offers a mix of decking and lawn, with access to the garage. At the front, there is off-road parking for two vehicles, making this an ideal family home.

Get in touch to book your viewing today!

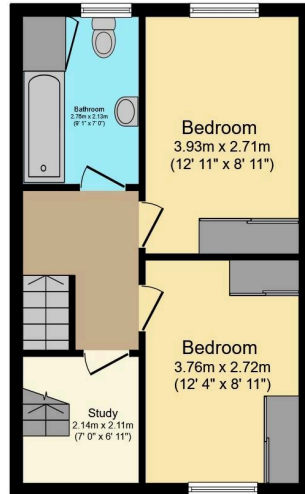






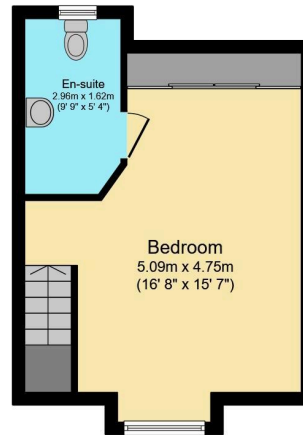
Ground Floor

Floor area 39.2 m² (422 sq.ft.)



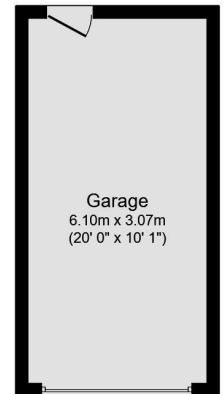
First Floor

Floor area 37.3 m² (401 sq.ft.)



Second Floor

Floor area 28.8 m² (310 sq.ft.)



Garage

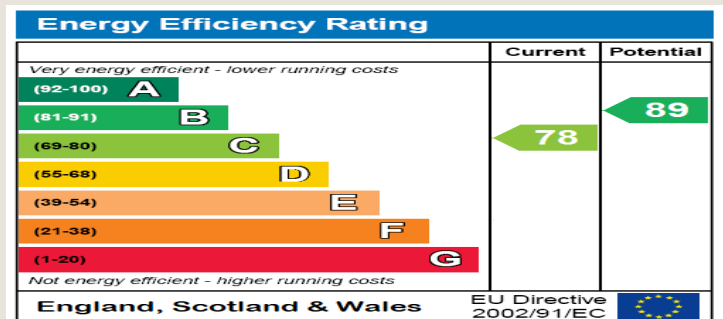
Floor area 18.9 m² (203 sq.ft.)

TOTAL: 124.2 m² (1,337 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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