



5 Maltings Court, Wath-Upon-Dearne, Rotherham, S63 7GB

**Offers In Excess Of £300,000**

Offered with exemplary standards within is this four bedroom detached family home, perfectly positioned on a quiet and highly sought-after cul-de-sac within Wath Upon Dearne. Enjoying catchment for well regarded local schooling, ideally placed for the commuter with the Dearne Valley Parkway linking both the A1 and M1 motorway networks. Standing within well appointed garden areas to the rear and ample off road parking an early viewing is essential.



## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## 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.

## Material Information

Council Tax Band - D

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## Entrance Hallway



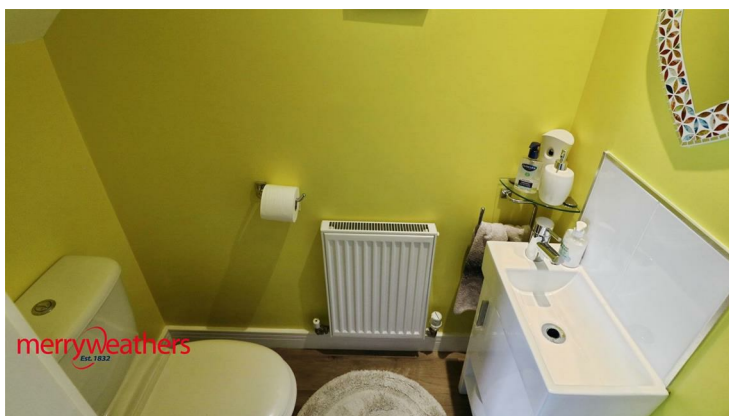
Well presented entrance hallway with modern Karndean flooring, carpeted stairs rising to the first floor accommodation and useful storage cupboard.

## Dining Room



A formal dining room, with Karndean flooring and central heating radiator.

## Downstairs WC



## Breakfasting Kitchen



The kitchen is fitted with a comprehensive range of wall, base and drawer units with integrated appliances including dishwasher, fridge/freezer, electric oven and hob with extractor, and under-counter/plinth lighting. Hosting tiled splashbacks, spotlights with French doors opening to the rear garden.

## Lounge



A spacious lounge reception room with Karndean flooring, rear facing upvc window and central heating radiator.

## Landing

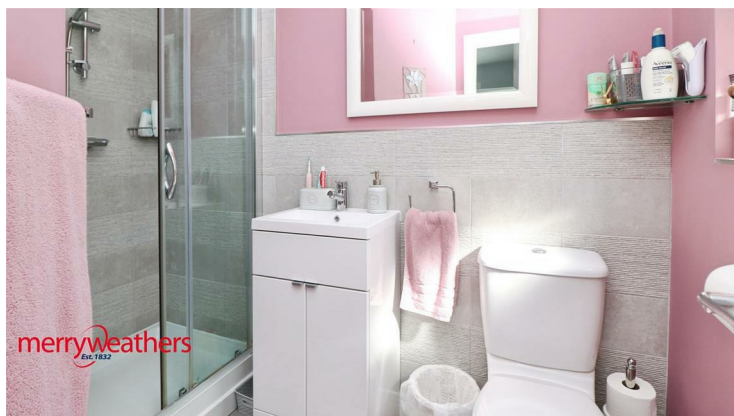
Hosting loft access and storage cupboard.

## Master Bedroom



A generous master bedroom featuring two built-in wardrobes, a front-facing upvc window and central heating radiator.

## En Suite



Featuring a fully tiled shower cubicle, vanity unit with basin, low-level wc, tiled floor and part-tiled walls, heated towel rail, spotlights, and upvc window.

## Bedroom Two



A spacious second double bedroom with front-facing upvc window, central heating radiator and storage cupboard.

## Bedroom Three



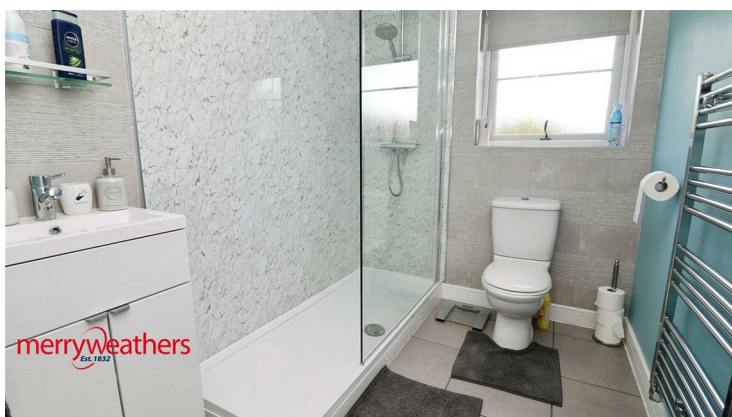
Another double room to the rear of the property with upvc window, central heating radiator and storage cupboard.

## Bedroom Four



A fourth bedroom with rear-facing upvc window and central heating radiator.

## Family Shower Room



Beautifully finished with a modern walk-in shower, vanity unit with wash hand basin, low-level wc, heated towel rail, tiled flooring, partially tiled walls and spotlights.

## Garage

Accessed internally from the hallway and externally via an electric roller shutter door. With electric supply, radiator, lighting, and plumbing for appliances.

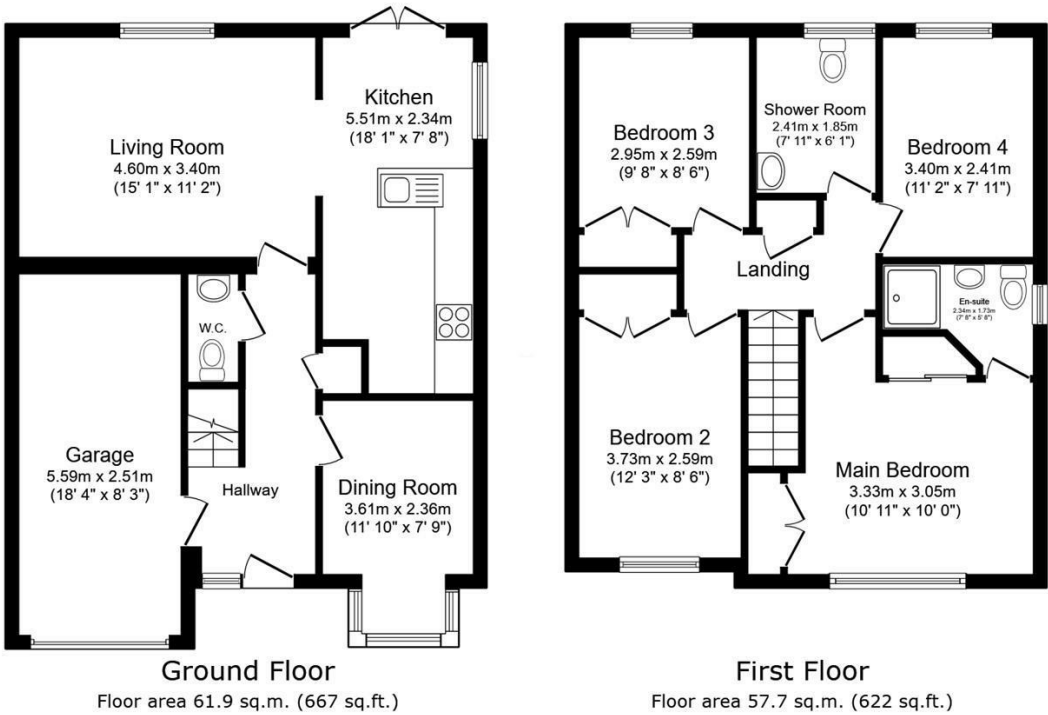
## External



Superbly appointed with a manicured lawn, spacious driveway providing ample off-road parking and a pathway leading to the side gate providing access to the rear garden. To the rear a beautifully landscaped garden comprising a well-maintained lawn, a shingle seating area, a spacious patio ideal for outdoor dining, and decorative borders. Fully enclosed with side access to the front of the property.



Floor Plan



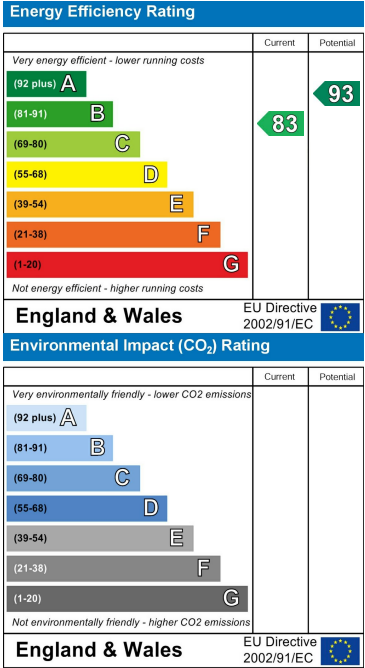
Total floor area: 119.7 sq.m. (1,288 sq.ft.)

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](http://www.Propertybox.io)

Area Map



Energy Efficiency Graph



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

