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Willow Road

Wath-Upon_Dearne, Rotherham, S63 7PE

Guide Price £260,000

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- TWO BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- EPC RATING D
- NO UPWARD CHAIN
- EXPANSIVE WELL MAINTAINED SHARED DRIVE LEADING TO DETACHED GARAGE
- MODERN FIXTURE AND FITTINGS
- GCH / DG
- COUNCIL TAX BAND C

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*** Guide Price £260,000 to £270,000 ***
Nestled on the charming Willow Road in Wath-Upon-Dearne, Rotherham, this delightful two-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With no upward chain, this property is ready for you to move in and make it your own.

The bungalow boasts a spacious reception room that welcomes you with its generous dimensions, providing ample space for relaxation and entertaining. The modern fixtures and fittings throughout the home enhance its appeal, ensuring a contemporary living experience. Both bedrooms are well-proportioned, offering a peaceful retreat at the end of the day.

One of the standout features of this property is the off-road parking, which includes a large driveway and a detached garage, providing secure storage and convenience for your vehicles. The enclosed rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep.

Situated in a sought-after location, this bungalow is conveniently close to all local amenities, making daily errands and leisure activities easily accessible. Whether you are a first-time buyer, downsizing, or looking for a peaceful retreat, this property offers a perfect blend of comfort and practicality.

Do not miss the chance to view this charming bungalow, where modern living meets a tranquil setting.

Porch
Via a half glass and half uPVC door this opens to the porch, ideal for coats and shoes with further uPVC and glass door opening to the entrance hall.

Entrance Hall
The spacious entrance hall has wall mounted radiator, neutral décor, carpet to floor, access to loft hatch and all doors then lead to living room/diner, kitchen, shower room and bedrooms.

Living Room / Diner
Step inside the real hub of this home, the airy living/diner is filled with natural light from the large front facing uPVC window, decorative electric fire and surround give this space not only a focal point put a cosy feel, with ample space for both sofas and a dining table, finished with wall mounted radiator, aerial point, neutral décor and carpet to floor, this really is a space family and friends can enjoy.

Kitchen
The modern and well designed kitchen gives you everything you will need, starting with an array of wall and base units in cream high gloss providing storage with contrasting worksurface over, sunken cream sink and drainer with stainless steel mixer tap, integrated electric oven and hob with extractor fan over, integrated white goods such as washing machine, dish washer and fridge/freezer, splash back tiles to walls as well as a tiled floor for easy clean, wall mounted radiator, uPVC window as well as door to the side elevation and the kitchen is also home to the boiler.

Bedroom One
Generously sized master bedroom with built in wardrobes providing that extra storage we all crave, decorated in neutral tones with carpet to floor, wall mounted radiator and uPVC window to the rear.

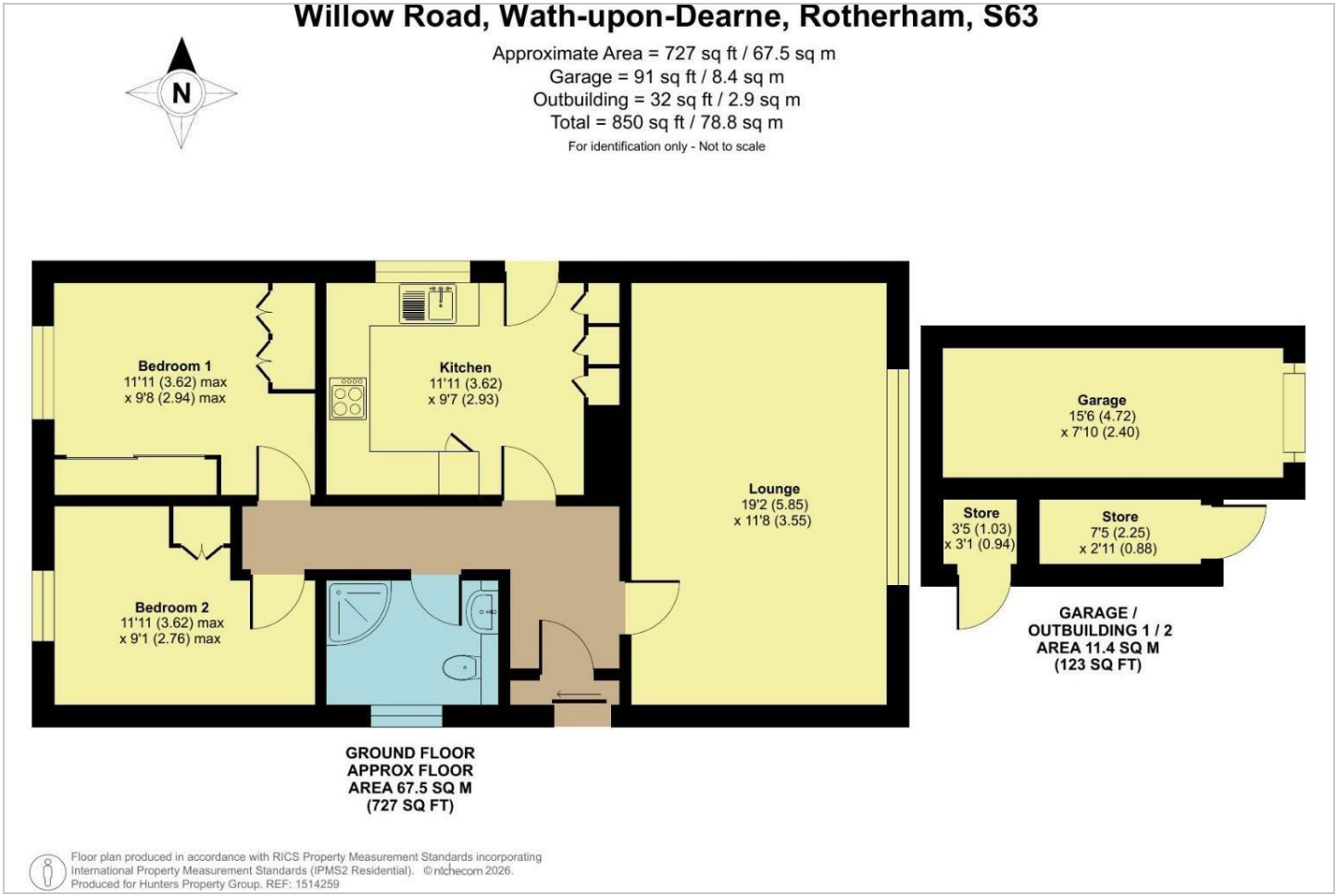
Bedroom Two
Another good sized bedroom with neutral décor, carpet to floor, built in wardrobes for storage, wall mounted radiator and uPVC window to the rear.

Shower Room
Perfect spot to relax and refresh the shower room comprises of corner shower with sliding doors, built in vanity unit with sunken wash hand basin, low flush WC and storage, finished with wall mounted radiator, tiled for easy clean, ceiling spot lights and frosted uPVC window to the side.

Exterior
The front of this property oozes kerb appeal, starting with double iron gates that open to the well maintained expensive shared drive that leads to the side elevation up to the rear and detached garage. A well maintained garden sits to the front with artificial lawn not only for low maintenance but also adding colour, a smaller iron gate sits to the other side of the drive and a pathway then leads down the side of the bungalow to the porch and main entrance.
At the rear is a fully enclosed, low maintenance garden, fully paved ideal for seating during the warmer months on two levels with a separate flower bed to the border with established plants and shrubs adding colour and beauty, a brick built structure sits to the side and attaches to the garage with two wooden doors opening to storage rooms.

Garage
Proving further secure off road parking or storage the detached garage can be accessed via an up and over door with power and lighting in place.

Floorplan


Willow Road, Wath-upon-Dearne, Rotherham, S63
Approximate Area = 727 sq ft / 67.5 sq m
Garage = 91 sq ft / 8.4 sq m
Outbuilding = 32 sq ft / 2.9 sq m
Total = 850 sq ft / 78.8 sq m
For identification only - Not to scale
N
Bedroom 1
11'11 (3.62) max
x 9'8 (2.94) max
Kitchen
11'11 (3.62)
x 9'7 (2.93)
Lounge
19'2 (5.85)
x 11'8 (3.55)
Bedroom 2
11'11 (3.62) max
x 9'1 (2.76) max
GROUND FLOOR
APPROX FLOOR
AREA 67.5 SQ M
(727 SQ FT)
Garage
15'6 (4.72)
x 7'10 (2.40)
Store
3'5 (1.03)
x 3'1 (0.94)
Store
7'5 (2.25)
x 2'11 (0.88)
GARAGE /
OUTBUILDING 1 / 2
AREA 11.4 SQ M
(123 SQ FT)
Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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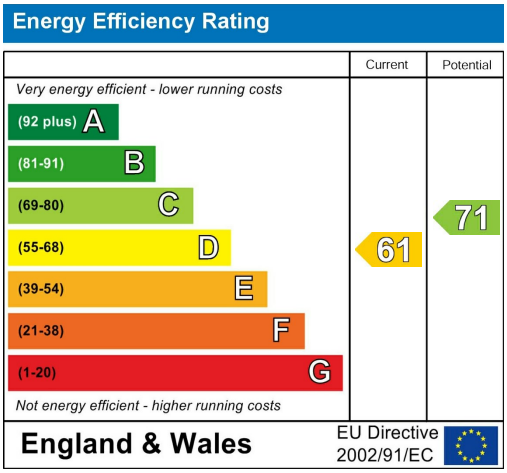


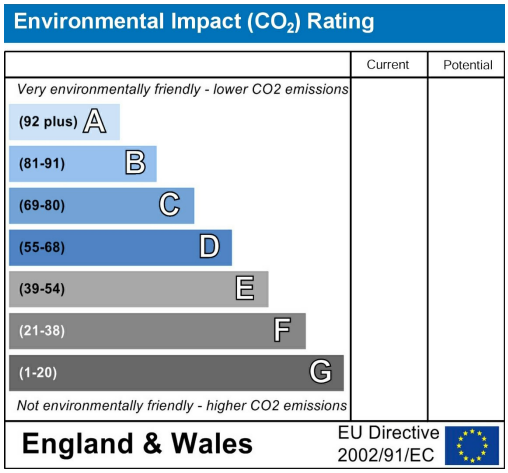







Energy Efficiency Graph





Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters 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 Hunters estate agents.

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