

FOR SALE



Upper Wortley Road, Kimberworth
Guide Price £220,000


MARTIN & CO



Upper Wortley Road, Kimberworth

3 Bedrooms, 1 Bathroom

Guide Price £220,000

- Three bedrooms
- Downstairs w.c
- Garage for storage
- Off road parking
- Generous size garden

Guide Price £220,000 - £230,000. Nestled in the heart of a vibrant community, Upper Wortley Road is a meticulously extended and beautifully appointed three-bedroom semi-detached residence that exudes timeless charm and modern comfort. This captivating property has been thoughtfully designed to cater to the needs and desires of a wide range of potential buyers, making it a true gem in this popular location.

Upon approaching the property, you'll immediately notice the convenience of off-road parking at the front, ensuring that you and your guests can easily access this delightful home. The garage, a versatile space that can serve as storage or even a workshop, provides additional convenience for homeowners with various needs.

Stepping inside, you'll be greeted by an extended entrance hall that sets the tone for the entire residence. The sense of space and light is palpable, creating an inviting atmosphere from the very first step. The extended lounge is a welcoming haven, complete with a feature fire surround that adds a touch of warmth and character. What truly sets this living space apart are the double doors that open up to the dining kitchen, allowing for seamless entertaining and a flexible layout to suit your lifestyle.



The dining kitchen is a true center piece of the home, boasting a range of fitted wall and base units in a high gloss cream finish. The contemporary design is not only stylish but also highly functional, offering ample storage and workspace. This culinary haven also features patio doors that open onto the rear garden, bathing the space in natural light and providing easy access to outdoor dining and relaxation.

Adjacent to the kitchen is a side lobby that houses a convenient storage room, a valuable asset for keeping your home organized and clutter-free. Additionally, a downstairs w.c. ensures that the needs of your family and guests are catered to with ease. A side porch adds to the practicality of the home, offering a convenient entry point for busy mornings and muddy boots.

As you ascend to the first floor, you'll discover three generously sized bedrooms, each with its own unique charm. The master bedroom stands out with its fitted furniture, providing an organized and efficient storage

solution. The extension of bedroom three adds versatility to the living space.

The family bathroom is a soothing retreat, featuring a pristine white three-piece suite. It's a space where you can unwind after a long day, enjoying a soak in the tub.

Outside, the rear garden is a true oasis, designed for your enjoyment and relaxation. It boasts well-maintained patio areas ideal for al fresco dining and entertaining, a lush green lawn perfect for play and relaxation, and a charming rear summer house that can be your private sanctuary, a home gym, or a hobby space - the possibilities are endless.

In summary, Upper Wortley Road is a property that seamlessly combines style, comfort, and convenience. It offers not just a home but a lifestyle. With easy access to public transport links and commuter routes, you'll enjoy the best of both worlds - a tranquil suburban setting and connectivity to the amenities of urban life. To fully appreciate the charm and



functionality of this property, we highly recommend scheduling a viewing. Don't miss the opportunity to make this house your forever home, where cherished memories are waiting to be made.

ENTRANCE HALL This extended entrance hall has laminate flooring, stairs rise to the first floor landing and front facing French doors to the front.

LOUNGE The extended lounge has coving to the ceiling and laminate flooring, The focal point of the room is the feature fire surround which houses the electric fire, double doors open into the dining kitchen and front facing bay window.

DINING KITCHEN With a range of fitted wall and base units in high gloss cream, wall units include extractor hood. Base units are set beneath contrasting worktops which extend and incorporate a single bowl sink, plumbing for washing machine, dishwasher, space for

fridge freezer, oven, hob, laminate flooring, rear facing patio doors to the garden and side facing door to the inner lobby.

INNER LOBBY With store room, door to side porch and cloak room with a low flush w.c, tiled walls, floor and rear facing window.

SIDE PORCH With front, side and rear facing windows and side facing entrance door.

LANDING With loft access and side facing window.

BEDROOM ONE With picture rail, fitted furniture to two walls and front facing window.

BEDROOM TWO With a rear facing window over looking the rear garden.

BEDROOM THREE This extended bedroom has built in storage and dual aspect windows to the front and

side.

BATHROOM With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled walls and side facing window.

OUTSIDE To the front of the property is a drive providing off road parking, double gates open with access to the side porch and gate to the rear garden. There is a garage currently used for storage. To the rear is an enclosed garden with paved patio and steps lead to a second patio area. Beyond is a lawn garden with greenhouse and summerhouse beyond.



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