

FOR SALE



East Bawtry Road, Rotherham
Guide Price £275,000


MARTIN & CO



East Bawtry Road, Rotherham

3 Bedrooms, 1 Bathroom

Guide Price £275,000

- Three bedroom
- Extended dining kitchen
- Drive and garage
- Two reception rooms
- Generous size garden

GUIDE PRICE £275,000 - £285,000. Viewing is a must to fully appreciate this beautifully presented, extended three-bedroom semi-detached family home. Located in a highly sought-after area, this property offers convenient access to public transport links, the M1, M18, and local amenities. Perfect for families, this deceptively spacious home features two reception rooms, an extended dining kitchen, and a family bathroom with a white four-piece suite.



On the ground floor, step into the welcoming front entrance porch and enjoy the charm of the original stained glass entrance door and a spindled staircase leading to the first floor. The bay windowed dining room is ideal for family meals and entertaining. Relax in the bay windowed lounge, featuring French doors to the garden and a stylish fire surround. Cook up a storm in the stunning extended dining kitchen, complete with a range of fitted wall and base units in a sleek walnut effect. The kitchen is designed for both functionality and style, making it the heart of the home.

On the first floor, there is a spacious landing area leading to all bedrooms and the bathroom. The three generous-sized bedrooms offer ample living space for the whole family. The modern white four-piece suite

includes a bath, shower, wash basin, and toilet, providing a luxurious space to unwind.

Outside, the driveway provides off-road parking, leading to a single garage. The beautifully maintained garden is larger than average, featuring a paved patio, lush lawn, and mature borders-perfect for outdoor relaxation and entertaining. This garden offers a private and tranquil escape, ideal for summer barbecues and family gatherings.

****Local Area**:**

The property is situated in a prime location that is perfect for families. It is within close proximity to several well-regarded schools.

Transport links are excellent, with easy access to the M1 and M18 motorways, making commuting straightforward for those working in nearby cities such as Sheffield and Rotherham. Public transport is also readily available, with frequent bus services and

nearby train stations offering regular services to surrounding areas.

For your shopping needs, there are several supermarkets and local shops within a short drive.

This property is ideal for families looking for a spacious, well-maintained home in a prime location. Don't miss out on this fantastic opportunity.

Make your move today and call to arrange a viewing of this exceptional property!

ENTRANCE PORCH With front facing French style doors and tiled floor.

ENTRANCE HALL A welcoming entrance hall with delft shelf. There is a Staircase rising to the first floor landing with barley twist spindles, side facing porthole window with decorative stained glass. A front facing entrance door with decorative stained glass has



matching side windows, fanlight above and industrial style radiator.

DINING ROOM With two wall light points and front facing bay window. The focal point of the room is the open inset to the chimney breast with wooden mantel above and radiator.

LOUNGE With coving, delf shelf and two wall light points. The focal point of the room is the feature fire surround which houses the living flame gas fire. There is a rear facing bay window which incorporates French style doors which open on the rear patio and two radiators.

EXTENDED DINING KITCHEN This superb extended dining kitchen has an extensive range of fitted wall and base units in walnut effect. Wall units include extractor hood and underlighting. Base units are set beneath granite worktops which include a one and a half bowl sink, integrated dishwasher, space for fridge freezer,

plumbing for washing machine and walk in pantry. There is an island with granite worktop which includes breakfast bar. Having space for a range style cooker with glass splash back. Tiled floor and tiled splash backs. Having downlights to the ceiling, two roof style windows, rear facing window, rear facing French style doors to the rear patio area and radiator.

LANDING Having access to the loft and dado rail to half height. There is a side facing window and balustrade with barley twist spindles.

BEDROOM ONE A double size room with bay window overlooking the rear garden and radiator.

BEDROOM TWO A double size room with picture rail, front facing bay window and radiator.

BEDROOM THREE A generous size single room with picture rail, front facing oriel style window and radiator.

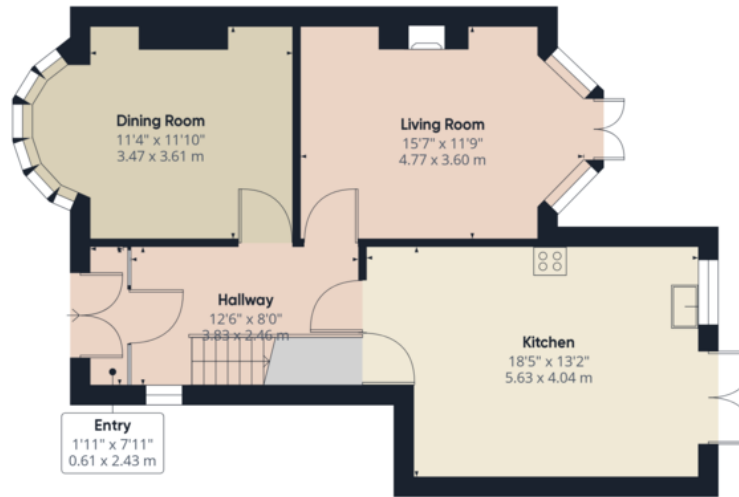
FAMILY BATHROOM Having a white four piece suite with downlights to the ceiling and extractor fan. Comprising of a low flush w.c, wash hand basin, bath with mixer shower set over, separate shower cubicle, tiled floor, tiled walls and rear facing window.

OUTSIDE To the front of the property is a block paved drive providing off road parking for several vehicles which leads to the garage. Mature shrub borders to one side. Single garage with power and light. To the rear of the property is a fantastic enclosed garden. There is a larger than average patio area with raised sleeper style borders. Steps lead to the lush lawn which again is of a generous size. With decorative path, mature shrub borders, circular patio area and further shrub borders.



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Ground Floor



Approximate total area⁽¹⁾
1196.04 ft²
111.12 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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