

FOR SALE



Kempwell Drive, Rawmarsh
Guide Price £155,000


MARTIN & CO



Kempwell Drive, Rawmarsh

3 Bedrooms, 1 Bathroom

Guide Price £155,000

- Semi detached
- Three bedrooms
- No chain
- Two reception rooms
- Popular location

GUIDE PRICE £155,000 - £165,000. Welcome to Kempwell Drive, Rawmarsh, a spacious three-bedroom semi-detached home offered with no onward chain. This property presents an excellent opportunity for buyers looking to make a house their own, with plenty of potential to update and personalise. Situated in a popular location, this home is perfect for a variety of buyers, including families, first-time purchasers, and investors alike. With easy access to local amenities and public transport links, it combines convenience with the charm of a generous plot offering garden areas on three sides.

Upon entering the property, you are greeted by an entrance hall that leads into a bright and airy dual-aspect lounge. This welcoming space features a fireplace, creating a cosy focal point for the room. Adjacent to the lounge is a separate dining room, ideal for family meals and entertaining guests. The kitchen, equipped with wall and base units, provides a practical space with scope for future enhancements to suit your culinary needs.

The first-floor landing leads to three generously sized bedrooms, each offering ample space and natural light, making them ideal for family living or versatile enough to be used as home offices or hobby rooms.



The property also includes a bathroom and a separate WC, providing convenience for busy households.

Externally Kempwell Drive is elevated from pavement level and benefits from a lawned garden at the front, offering curb appeal. To the side, the lawn continues, extending to the rear of the property, where you will find mature shrubs and a patio area, perfect for outdoor dining, relaxing, or gardening enthusiasts looking to create their own green oasis.

Located in Rawmarsh, this home is well-positioned for accessing a range of local amenities, including shops, schools, and recreational facilities. The area is served by good public transport links, providing easy connections to Rotherham town centre and surrounding areas, making it a convenient choice for commuters and families alike.

Kempwell Drive offers a fantastic opportunity to create a wonderful family home in a sought-after location. Viewing is highly recommended to fully appreciate the

potential and space this property has to offer. Don't miss the chance to put your own stamp on this lovely home and make it your own.

ENTRANCE HALL With a staircase rising to the first floor landing and front facing entrance door.

LOUNGE A generous size lounge with coving to the ceiling. With feature fire place with display areas and dual aspect windows to both front and rear.

DINING ROOM With coving to the ceiling, front facing window and storage cupboard.

KITCHEN With a range of fitted wall and base units. Base units are set beneath worktops which include a single bowl sink, plumbing for washing machine, space for fridge, space for cooker, rear facing window and rear facing entrance door.



LANDING With access to the loft.

BEDROOM ONE With fitted wardrobes to one wall and front facing window.

BEDROOM TWO With a front facing window.

BEDROOM THREE With a rear facing window.

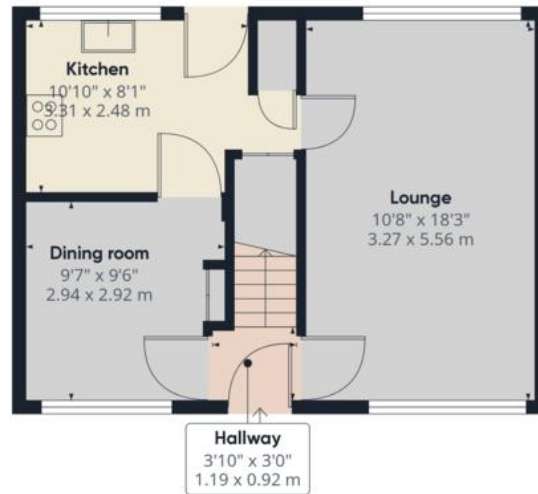
BATHROOM Having a white two piece suite which comprises of a wash hand basin, bath, tiling to the walls and rear facing window.

W.C With a two piece suite which comprises of a low flush w.c, wash hand basin and rear facing window.

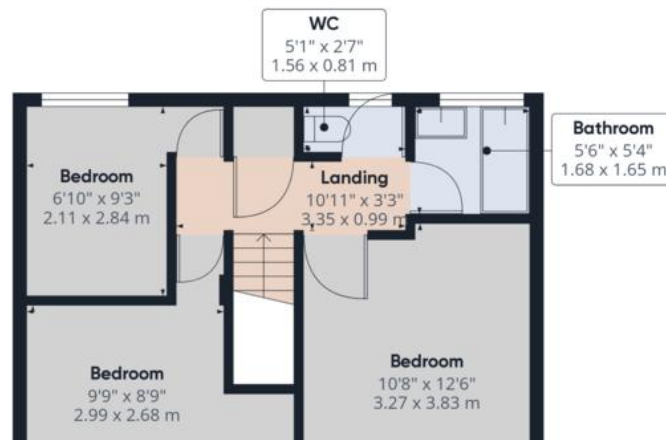
OUTSIDE To the front of the property is a lawn which extends to the side of the property. To the rear is a lawn, patio area, shrub borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Approximate total area⁽¹⁾
825.16 ft²
76.66 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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