

FOR SALE



Kimberworth, Rotherham
Guide Price £200,000


MARTIN & CO



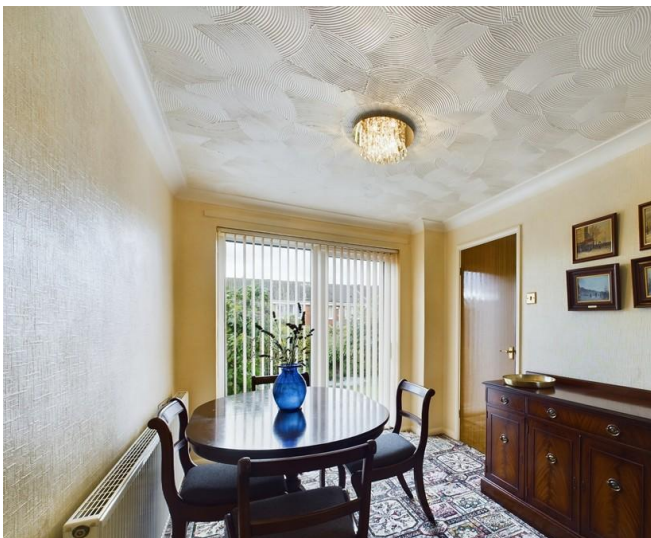
Kimberworth, Rotherham

2 Bedrooms, 1 Bathroom

Guide Price £200,000

- Link detached
- Two bedrooms
- Constructed as three bedrooms
- Popular location
- Drive and garage

GUIDE PRICE £200,000 - £210,000. Welcome to Hill View Road, Kimberworth, a versatile and spacious two-bedroom detached home that was originally constructed as a three-bedroom property and can easily be reconfigured to restore the third bedroom. This delightful home is offered for sale with no onward chain, making it an excellent opportunity for a wide range of buyers, from growing families to those looking for a downsize with the potential for extra space. Set in a sought-after location, the property offers convenient access to local amenities, public transport, and excellent commuter links including the nearby M1 motorway network.



Upon entering the home, you are welcomed by an entrance hall that leads to the generous lounge and dining area. This bright and spacious room features a fireplace as its focal point and boasts patio doors that open directly onto the beautifully maintained rear garden, creating a seamless flow between indoor and outdoor living spaces. The well-appointed kitchen offers a range of fitted wooden wall and base units with integrated appliances, providing ample storage and functionality for everyday cooking and entertaining.

On the first floor the landing provides access to the

current two-bedroom layout, with the master bedroom combining the original first and third bedrooms into one expansive space. This can easily be re-divided to create the third bedroom if desired. The second bedroom is also a comfortable double room, perfect for guests or family members. The modern shower room features a sleek white three-piece suite, providing a stylish and functional space for daily use.

Externally, the property boasts a garden to the front and a block-paved driveway that leads to a larger-than-average garage, complete with a utility area to the rear, offering additional storage and workspace. The rear garden is a true highlight, beautifully maintained and thoughtfully designed with a mix of patio areas, mature shrubs, and fruit trees including apple, plum, and pear, creating a charming and productive outdoor space. The artificial lawn ensures low maintenance, allowing you more time to relax and enjoy your surroundings.

Situated in the desirable area of Kimberworth Hill View

Road is close to a range of local amenities, including shops, schools, and leisure facilities. The area is well-served by public transport, with easy access to Rotherham town centre and surrounding areas, making it a convenient choice for commuters and families alike.

This charming home offers plenty of potential to adapt and personalise to suit your needs. Viewing is highly recommended to fully appreciate all that this property has to offer. Don't miss the chance to make Hill View Road your new home.

ENTRANCE HALL With a staircase rising to the first floor landing, door to the lounge / dining room and front facing entrance door.

LOUNGE/DINING ROOM A good size reception room which has coving to the ceiling. The focal point of the room is the feature stone fire surround housing the gas



fire. With front facing bow window and rear facing patio doors to the rear garden.

KITCHEN Having a range of fitted wall and base units in Mahogany, wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, gas hob, oven. integrated dishwasher, integrated fridge, tiled splash backs, pantry that is plumbed for a washing machine, door to the garage and rear facing window.

LANDING With airing cupboard, access to the loft and side facing window.

BEDROOM ONE Originally bedroom one and bedroom three this master bedroom can easily be converted back to form two bedrooms. With coving to the ceiling, built in wardrobes, built in dressing table and two front facing windows.

BEDROOM TWO A double size room with coving to

the ceiling and rear facing window.

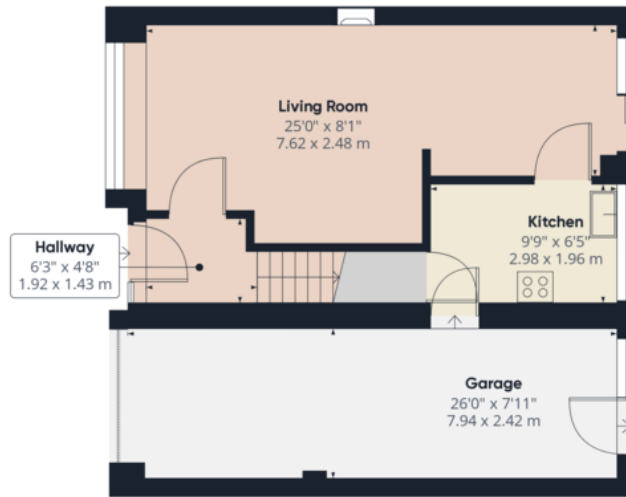
SHOWER ROOM With a white three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, tiling to the walls and rear facing window.

OUTSIDE To the front of the property is a garden with mature shrubs. Block paved drive to the side which gives access to the larger than average garage which has a utility area to the rear and door to the garden. Rear garden is enclosed with block paved patio, mature shrub borders and apple, pear, cherry, plum trees and artificial lawn.

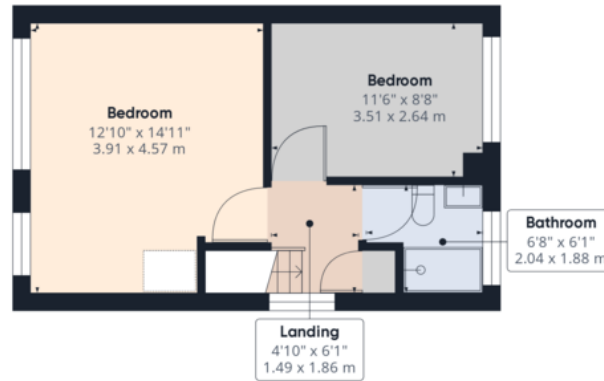


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
903.85 ft²
83.97 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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