

FOR SALE



East Bawtry Road, Rotherham
Guide Price £350,000


MARTIN & CO



East Bawtry Road, Rotherham

3 Bedrooms, 2 Bathroom

Guide Price £350,000

- Semi detached
- Extended
- Two reception rooms
- Three bedrooms
- Loft room

GUIDE PRICE £350,000 - £360,000. This beautifully extended home offers the perfect blend of original character and contemporary living. Situated in a sought-after location, it has been thoughtfully renovated by the current owners to a high specification while retaining period features such as stripped internal doors, a stunning stained glass entrance door, and a classic spindle staircase. With spacious rooms, modern upgrades, and versatile spaces, this is a home designed for both comfort and practicality.

As you step into the front entrance porch, you are welcomed by an original stained glass door and matching side windows, which immediately set the tone for the character within. The entrance hall features a spindled staircase leading to the first floor, with a layout that flows seamlessly into the main living areas.

To the front of the property, the bay-windowed dining room is a bright and airy space, perfect for both family meals and formal entertaining. Double doors lead through to the lounge, where a rear-facing bay window allows plenty of natural light to fill the room. A multi-fuel burner provides a cosy focal point, making this the ideal spot to relax during cooler months. The standout feature of this home is the stunning extended kitchen, dining, and sitting area, which is



designed to be the heart of the home. The kitchen itself is fitted with high-quality wall and base units, topped with sleek quartz worktops that provide ample preparation space. Unique design elements, such as a feature circular window and a glass block corner window, add a contemporary touch, while two sets of French doors open to the rear garden, bringing the outdoors in. A log-burning stove enhances the warmth and character of this space, making it a welcoming area for family gatherings, casual dining, or entertaining guests.

Practicality has also been carefully considered. A separate utility room, fitted with matching wall and base units and quartz worktops, provides additional storage and workspace, keeping everyday household tasks neatly tucked away. The ground floor also benefits from a stylish shower room, complete with a three-piece suite, offering added convenience. The garage has been cleverly reconfigured to provide extra versatility, currently utilised as storage and an office/games room. This additional space offers plenty of potential, whether as a home office, gym, or hobby

room.

Moving to the first floor, the landing leads to three well-proportioned bedrooms. The two largest bedrooms both feature bay windows, adding to the sense of space and light, and are fitted with stylish wardrobes for storage. The third bedroom is a comfortable single, making it ideal as a child's bedroom, guest room, or study. The family bathroom is beautifully presented, featuring a classic white three-piece suite, including a roll-top bath that adds a touch of luxury.

A further bonus is the loft room, which provides additional flexible space. Whether used as an occasional guest room, a quiet home office, or simply for extra storage, it's a valuable addition to the property.

Outside, the property offers excellent kerb appeal, with a driveway providing off-road parking and a pebbled front garden for low-maintenance landscaping. The rear garden is a fantastic space, featuring a patio area ideal for outdoor dining and a well-maintained lawn that provides a great space for children to play. The highlight of the outdoor space is the impressive garden



pod, which is currently set up as a bar and entertainment area. This versatile structure offers endless possibilities-it could serve as a home office, a gym, a playroom, or a peaceful retreat away from the main house.

This home is perfectly positioned for access to a wide range of local amenities and excellent transport links. Supermarkets including Morrisons and Lidl are nearby for everyday shopping needs, while Parkgate Shopping Park offers a wider selection of retail options. Rotherham town centre is easily accessible, as is Sheffield via the Sheffield Parkway, making commuting simple. For those who travel further afield, the M1 and M18 motorways provide quick connections to surrounding cities and beyond.

Families will appreciate the excellent local schooling options. Public transport links are also readily available, with frequent bus routes connecting to Rotherham, Sheffield, and other surrounding areas. Overall, this is a truly special home that successfully balances character with modern living. The spacious

and stylish interior, combined with practical features such as a utility room, downstairs shower room, loft space, and a garden pod, make this a home that can adapt to the needs of a growing family or professionals looking for flexible living arrangements. With its sought-after location and excellent transport connections, it's an opportunity not to be missed.

ENTRANCE PORCH With front facing double doors and tiled floor.

ENTRANCE HALL With original stained glass entrance door with matching side windows and fan light. The feature is the spindle staircase rising to the first floor landing with paneling and under stairs storage. Having wooden floor, three light points and doors to the lounge, dining room and kitchen.

DINING ROOM With picture rail and delph shelf. Built in storage to either side of the chimney breast, open inset to the chimney breast. Having wooden floor, double doors to the lounge and front facing bay window.

LOUNGE A generous size lounge with coving to the ceiling and picture rail. The focal point of the room is the multifuel stove which is inset to the chimney breast with wooden mantel above, rear facing bay window overlooking the rear garden.

EXTENDED KITCHEN The kitchen area has a range of fitted wall and base units. Base units are set beneath Quartz worktops which include a Belfast style sink, space for range style cooker, integrated dishwasher, integrated microwave, space for fridge freezer and downlights to the ceiling. The sitting/dining area has a vaulted ceiling with roof windows and downlights. With oak flooring side and rear facing French doors to the garden, feature circle window, log burning stove, side and rear facing glass block wall and door to the utility



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