

FOR SALE



Island Close, Broom
Asking Price Of £265,000


MARTIN & CO



Island Close, Broom

4 Bedrooms, 2 Bathroom

Asking Price Of £265,000

- Semi detached
- Four bedrooms
- Two reception rooms
- No chain
- Three storey

Offered for sale with no onward chain, this versatile semi detached home occupies a pleasant position within the highly regarded area of Rotherham. Arranged across three floors, the property provides flexible accommodation that can adapt to a variety of lifestyles, making it suitable for families, professional couples, those requiring space to work from home or buyers seeking multi-generational living arrangements. With four bedrooms, two reception rooms and excellent access to local amenities and transport connections, this is a property that combines practicality with a well established residential setting. Broom remains one of Rotherham's most sought after locations, benefiting from a strong reputation for convenience and accessibility. The area is particularly popular due to its proximity to Rotherham Hospital, making it attractive to healthcare professionals and those seeking easy access to local services. Rotherham town centre is only a short distance away and provides a wide range of shops, restaurants, leisure facilities and everyday amenities. Nearby supermarkets include Tesco Extra, Morrisons at Bramley and Aldi, ensuring day-to-day shopping needs are well catered for. Families are drawn to the area thanks to the selection of respected schools within easy reach, including Sitwell Junior School, Broom Valley Community



School and Oakwood High School. The location also offers excellent transport links, with regular bus services operating throughout the area and Rotherham Central railway station providing connections to Sheffield, Leeds, Doncaster and beyond. For commuters travelling by car, the M1 motorway, Sheffield Parkway and wider motorway network are all easily accessible, providing straightforward routes across South Yorkshire and neighbouring regions. The accommodation begins with an entrance hall featuring a spindled staircase rising to the first floor. The hallway provides access to the ground floor rooms and creates a welcoming central point within the home. One of the key features of the property is its adaptable layout. Positioned on the ground floor is a second reception room, currently utilised as an additional lounge. This versatile space could easily serve a variety of purposes depending on individual requirements, including a home office, playroom, dining room, hobby room or family room. Its flexibility allows the property to adapt to changing needs over time.

Also located on the ground floor is the fourth bedroom, offering valuable additional accommodation. This room may be particularly appealing for those seeking guest accommodation, independent space for older family members or a dedicated workspace away from the main living areas. Completing the ground floor is a convenient downstairs WC, fitted to provide practical everyday use for both residents and visitors. The first floor forms the heart of the home, with a spacious lounge dining room providing an excellent area for relaxation and entertaining. The room offers ample space for both seating and dining furniture, creating a sociable environment suited to modern family living. Adjacent to the living space is the dining kitchen, fitted with a range of wall and base units providing useful storage and preparation areas. Integrated cooking facilities include an oven, hob and extractor hood, while additional space is available for further appliances. The layout offers practicality for everyday cooking while maintaining space for informal dining.



A further staircase rises from the first floor landing to the second floor, where the remaining bedroom accommodation can be found. The principal bedroom benefits from fitted wardrobes, providing useful storage while maximising floor space. An ensuite shower room serves the main bedroom, offering additional convenience and privacy.

Two further bedrooms are located on this level, both offering flexibility for family members, guests or home working requirements. The family bathroom is fitted with a three piece suite comprising bath, wash hand basin and WC, serving the remaining bedrooms.

Externally, the property enjoys gardens to both the front and rear. The front garden provides an attractive approach, while a driveway to the side offers off-road parking and leads to a carport and single garage. The combination of driveway, carport and garage provides excellent parking and storage options, a feature that is increasingly valued by modern buyers.

To the rear, the enclosed garden is predominantly laid to lawn, creating an ideal space for families, gardening

enthusiasts or those seeking outdoor relaxation. A patio area provides space for outdoor seating and dining, allowing the garden to be enjoyed throughout the warmer months. The manageable layout strikes a balance between usability and ease of maintenance. Combining flexible accommodation across three floors, excellent parking facilities and a highly desirable location close to schools, amenities, Rotherham Hospital and major transport links, this property offers broad appeal and represents an excellent opportunity for a variety of purchasers.

ENTRANCE HALL With a spindled staircase rising to the first floor landing, side facing window, front facing entrance door and rear facing entrance door to the garden.

SECOND RECEPTION ROOM A versatile room currently used as a second lounge with feature fire surround housing the electric fire and front facing

window.

CLOAK ROOM Having a two piece suite which comprises a low flush w.c, wash hand basin, tiled walls and rear facing window.

BEDROOM FOUR With a rear facing window.

FIRST FLOOR LANDING With a spindled staircase rising to the second floor landing.

LOUNGE/DINING ROOM A generous size room with coving to the ceiling. The focal point of the room is the feature fire surround housing the electric fire. With front facing window and front facing French doors onto a Juliet balcony.

DINING KITCHEN Having a range of fitted wall and base units in Shaker style, wall units include extractor hood. Base units include a one and a half bowl sink, oven, hob, plumbing for washing machine, dishwasher, tiled floor, tiled splash backs, rear facing window and



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		





Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.