

FOR SALE



Doncaster Road, Rotherham
Asking Price Of £230,000


MARTIN&CO



Doncaster Road, Rotherham

4 Bedrooms, 2 Bathroom

Asking Price Of £230,000

- End terrace
- Four bedrooms
- Two reception rooms
- Larger than average garden
- Popular location

Eslasorde Terrace at Doncaster Road sits right in the heart of East Dene, offering a substantial amount of space both inside and out that's hard to come by in this part of Rotherham. This four bedroom end terrace villa combines period touches with a layout that feels flexible enough to suit a range of lifestyles, whether that's a growing family needing more room, someone wanting space to work from home, or buyers simply after a property that offers more than first meets the eye.

Stepping up to the property, there's a small front garden area setting it back from the main road. The entrance porch leads into a traditional hallway with a spindled staircase rising to the first floor, giving a first impression of the character and proportions found throughout. There's also access from the hall down to a useful cellar space, handy for storing anything that doesn't need to clutter day-to-day living areas.

The bay windowed dining room sits to the front of the house and offers a bright, spacious spot for family meals or entertaining. This room carries through some of the period feel of the house, thanks to the size and high ceiling. Moving towards the back, the lounge looks out over the rear garden and makes for a peaceful area to unwind, comfortably sized for sofas and other furniture.

The kitchen has been fitted in a contemporary style,



with high gloss white units topped with granite worktops that give a smart finish and plenty of workspace. There's a good amount of storage here too, keeping everything neatly tucked away.

Up on the first floor are three bedrooms, one with en suite, offering flexibility whether used as bedrooms, a dressing room, or perhaps a study. The bathroom on this level is notably larger than average and fitted with a white three piece suite, making it a straightforward space for busy mornings or evening soaks. A staircase then leads to the second floor where the fourth bedroom sits, tucked away and offering a sense of privacy that could suit an older child, a guest room or a quiet workspace.

Outside, the rear garden is a real standout feature. It's bigger than many might expect for a property in this location, laid mainly to lawn and giving a good stretch of outdoor space that's perfect for letting kids run around or simply enjoying some fresh air. At the end of the garden sits a double garage, providing secure parking or excellent storage for anyone with hobbies that need extra room.

The local area adds even more to the property's appeal. East Dene is well positioned for daily life, with a choice of local shops and takeaways close by for convenience. ALDI and Tesco Express are both within easy reach for bigger shops, while Rotherham town centre is just over a mile away for a full range of stores, banks and leisure facilities.

Commuters will appreciate the straightforward links into Rotherham centre and further afield, with regular bus routes along Doncaster Road connecting to Sheffield and other nearby towns. Rotherham Central train station is around five minutes by car, giving direct access to Sheffield, Leeds and Doncaster. The location also makes it simple to get to Rotherham Hospital, just under two miles away, which could make the house a practical option for NHS staff.

Families will find schools nearby too, with East Dene Primary School a short walk away, and Clifton Community School catering for secondary aged students not much further. All of this makes the property an option that should appeal to buyers at different stages of life.



Altogether, Eslasorde Terrace at Doncaster Road delivers far more space than might be expected from a first glance. With four bedrooms across three floors, a modern kitchen, generous bathroom, large rear garden and the bonus of a double garage, it ticks a lot of boxes for anyone wanting flexible living space close to local amenities and transport links.

ENTRANCE PORCH With doors to the entrance hall and front facing entrance door.

ENTRANCE HALL With coving to the ceiling, laminate flooring, door to the cellar and spindled staircase to the first floor landing.

DINING ROOM With coving and rose to the ceiling, picture rail. The focal point of the room is the feature fire surround with electric fire and front facing bay window.

LOUNGE With coving and rose to the ceiling and picture rail. With laminate flooring, the focal point of the room is the feature fire surround housing the gas fire and rear facing window.

KITCHEN Having a range of fitted wall and base units in high gloss white, wall units include extractor hood. Base units are set beneath granite worktops which include a hob, oven, plumbing for washing machine, space for tumble dryer, downlights to the ceiling, tiled floor and rear facing French doors to the garden.

LANDING With spindled balustrade and staircase rises to the first floor landing.

BEDROOM ONE With fitted wardrobes and front facing window.

EN SUITE Having a three piece suite which comprises of a shower cubicle, wash hand basin, low flush w.c, tiled walls and side facing window.

BEDROOM TWO With fitted wardrobes and rear facing window.

BEDROOM THREE With front facing window.

BATHROOM Being larger than average with a white three piece suite which include a low flush w.c, wash hand basin, bath, tiled floor and rear facing window.

SECOND FLOOR LANDING

BEDROOM FOUR Having roof window.

OUTSIDE With block paved garden to the front. To the rear is a larger than average garden with patio and lawn. Double garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		



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