

FOR SALE



Broomfield Cottage, Broom Crescent, Broom
Guide Price £220,000


MARTIN&CO



Broomfield Cottage, Broom Crescent, Broom

3 Bedrooms, 2 Bathroom

Guide Price £220,000

- Semi detached cottage
- Extended
- Three bedrooms
- En suite
- Well appointed

GUIDE PRICE £220,000 - £230,000. Tucked away in a quiet corner of Rotherham, Broomfield Cottages is a well-kept semi-detached home with plenty of space both inside and out. The cottage sits at the end of Broom Crescent, in a location that feels pleasantly out of the way without being disconnected from local amenities. With tiered gardens, a modern interior, and some charming original features like exposed ceiling beams, this property balances character with practicality.

Inside, the layout works well for day-to-day living, offering a good sense of space without feeling too open. The lounge has dual aspect windows, allowing for plenty of natural light, and the beam ceiling gives the room a cosy, warm feel. A set of double doors opens directly from the lounge into the dining kitchen, making the space flow well and giving the option to close things off for a bit more privacy. The kitchen itself has a simple, classic look with shaker-style units, a built-in oven and hob, and room for additional appliances. There's also plenty of space for a dining table, making this a functional and sociable part of the home.

Upstairs, the layout includes three bedrooms and a well-sized family bathroom. The main bedroom is particularly generous and includes its own en-suite shower room, which is a useful addition. The second



and third bedrooms are well proportioned, offering options for family use, guests, or a home office setup. The landing is finished with an oak balustrade in keeping with the rest of the house's design, showing attention to detail in the finish.

Outside, the property is set well back from the road, with a stepped pathway leading down to the front door. The garden is arranged across tiered levels, giving a mix of paved patio space and lawned areas. It's a practical outdoor setup that offers room for sitting out, planting, or play, without being too high maintenance. The positioning of the house means there's a good degree of privacy, especially to the front and side.

In terms of location, the property is ideally placed for those needing access to Rotherham town centre or the hospital, both of which are within easy reach.

Rotherham General Hospital is just a short drive or bus ride away, making this a good option for NHS staff.

Transport links are straightforward, with the nearby A630 providing access to the M1 motorway network in minutes. Rotherham Central train station is around a 10-minute drive, connecting to Sheffield, Doncaster,

and Leeds, while regular bus services also run through the area.

Local amenities are well covered too. There's a Tesco Extra on Drummond Street around five minutes' drive away, along with a Lidl on Masbrough Street and an Iceland Foods nearby. For families, schooling options include Ferham Primary School and Oakwood High School, both within a reasonable walking distance, with further choices in nearby suburbs such as Clifton and Kimberworth. The area also benefits from nearby Clifton Park, offering open green space, a museum, and play areas, making it a popular spot for weekend visits.

Overall, this property offers more than first meets the eye. It has the benefit of character features without sacrificing modern convenience, a quiet position that still connects well to town, and a layout that will suit a range of buyers, from growing families to those downsizing but wanting some outdoor space.

LOUNGE A front facing stable style door opens into



the entrance area with a front facing window, stairs rise to the first floor landing and under stairs storage cupboard. Lounge area with original beamed ceiling, rear facing window and double oak doors with half glazed panels leading into the dining kitchen.

DINING KITCHEN Having a range of fitted wall and base units in shaker style, wall units include extractor hood. Base units are set beneath contrasting worktops which include a hob, oven, a single bowl sink, plumbing for washing machine, dishwasher, space for fridge freezer and tiled splash backs. With dual aspect windows to front, side and side facing French style doors to the garden.

LANDING With loft access and oak spindled balustrade.

BEDROOM ONE A larger than average master bedroom with beamed ceiling and rear facing window.

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

BEDROOM TWO A double size room with side facing window.

BEDROOM THREE A good size single room with dual aspect windows to front and side.

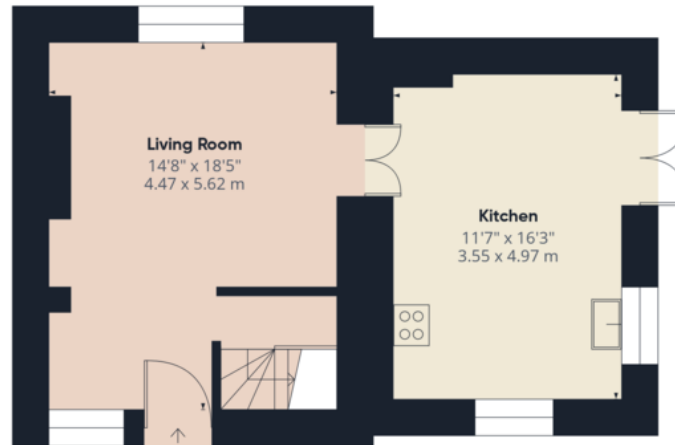
BATHROOM A larger than average family bathroom with a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with mixer shower over, tiled splash backs, wooden floor and front facing window.

OUTSIDE The property is located through a gate next to number 4 Broom Crescent. A path and steps give access to the property. There is a paved patio area, lawn areas that are tiered with raised borders, to the front is a rockery area with mature shrubs.

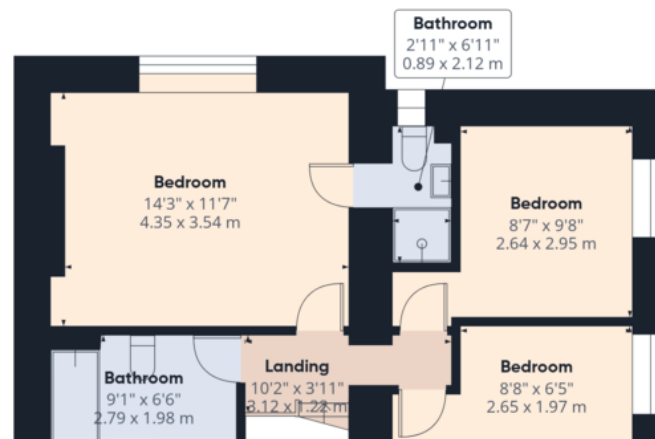


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
916 ft²
85 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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