

**FOR SALE**



**Osbert Road, Broom**  
**Guide Price £280,000**

  
**MARTIN&CO**





## Osbert Road, Broom

3 Bedrooms, 1 Bathroom

**Guide Price £280,000**

- Semi detached
- Three bedrooms
- Loft room
- Extended
- Popular location

GUIDE PRICE £280,000 - £290,000. Osbert Road is set within the well-regarded area of Broom, a location that is always popular with families and professionals alike thanks to its strong transport links, excellent local amenities, and access to good schools. The property has been thoughtfully extended and refurbished, creating a home that offers both practicality and comfort, as well as generous outdoor space that makes it stand out in this part of Rotherham.

The house begins with an entrance hall that immediately sets the tone, with a striking oak and glass staircase rising to the first floor. To the front, the bay windowed lounge brings in plenty of natural light, centred around a chimney breast with inset fire. Double doors connect this space with a dining or sitting room at the rear, where French doors lead directly out to the garden. This design not only enhances the flow of the accommodation but also makes it easy to enjoy the garden from indoors. The heart of the property is the extended breakfast kitchen, which has been fitted with a range of contemporary units, combining a modern look with practical storage and worktop space. A generous utility room sits alongside, ensuring laundry and household tasks can be kept separate from the main kitchen. An additional family room completes the



ground floor, providing versatility for use as a playroom, office, or second sitting area depending on need.

Upstairs, the oak and glass balustrade continues onto the landing, where there is access to the loft room as well as three well-proportioned bedrooms. The bathroom is finished with a white three-piece suite, designed with clean lines and practicality in mind. The outside space is another strong point. To the front, there is a block-paved drive with a lawned area, offering both kerb appeal and practical parking. At the rear, the enclosed garden has a patio for seating and a lawn beyond, creating a safe and usable outdoor space that works well for families or those who enjoy gardening.

The location adds significant appeal. Broom is widely recognised as one of Rotherham's most sought-after areas, combining the convenience of being close to the town centre with a more suburban feel. For commuters, access to the M1 and M18 motorways, as well as the Sheffield Parkway, makes travel straightforward whether heading into Sheffield,

Doncaster, or further afield. Rotherham Hospital is within easy reach, adding peace of mind for families and healthcare professionals alike.

Local amenities are well catered for, with a good selection of shops, cafes, and services close by. Large supermarkets including Tesco Extra, Morrisons, and Aldi are all within a short drive, while Meadowhall Shopping Centre, one of the region's biggest retail and leisure destinations, can be reached quickly via the Parkway.

Schools in the area are another draw for families. Sitwell Infant and Junior Schools are nearby, both of which enjoy a strong reputation locally. Oakwood High School and Thomas Rotherham College are also within easy reach, offering secondary and further education options. For younger children, there are several nurseries in the vicinity, and the area is well served by GP surgeries and dental practices. Public transport connections are also good, with regular bus services running into Rotherham town centre, which itself has onward rail services into Sheffield, Leeds, and beyond. Sheffield can be





reached in around 20 minutes by car, making this location attractive to those who work in the city but prefer a quieter base.

Taken together, the property and its location provide an appealing combination. The interior has been upgraded to offer modern finishes and practical family space, while the garden and parking add the kind of outside features that are often top of the list for buyers. With the combination of transport, schools, and amenities close by, 9 Osbert Road will suit a wide range of purchasers looking for a home that is both convenient and comfortable.

**ENTRANCE HALL** An extended entrance hall with tiled floor and under floor heating. The focal point of the room is the oak and glass staircase rising to the first floor landing with under stairs storage. There is a front facing entrance door with two front facing windows.

**LOUNGE** A lovely lounge with front facing bay window.

There is an inset living flame gas fire and double doors which open into the sitting / dining room.

**DINING / SITTING ROOM.** With coving and centre rose to the ceiling. Rear facing French style doors open onto the garden.

**EXTENDED KITCHEN** Having a range of contemporary style fitted wall and base units in two tone effect. Wall units include extractor hood and there are downlights to the ceiling. Base units are set beneath worktops which include a breakfast bar, a single bowl sink, space for American style fridge freezer, space for range style cooker, kickboard lighting, tiled floor with under floor heating, door to the utility room and rear facing window.

**UTILITY ROOM** A larger than average utility room with front facing entrance door, plumbing for washing machine, space for tumble dryer and door to the third reception room.

**FAMILY ROOM A** versatile room which has been used previously as a living room, games room, gym but could be utilized for a variety of options, with side facing window and side facing entrance door.

**LANDING** With side facing window, oak and glass balustrade and access to the loft room which has a rear facing window.

**BEDROOM ONE** A double size room with a front facing bay window.

**BEDROOM TWO** A double size room with rear facing bay window.

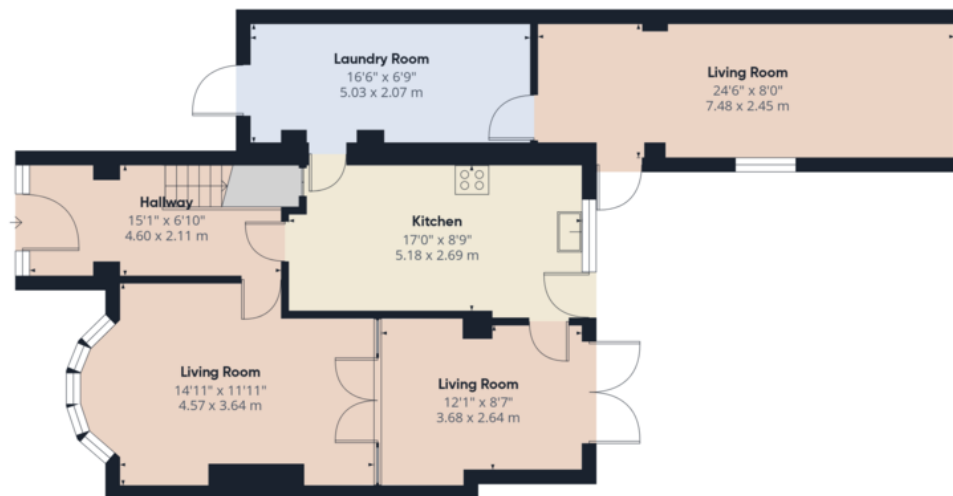
**BEDROOM THREE** A single size room with front facing window.

**BATHROOM** Having a white three piece suite which comprises of a low flush w.c, vanity wash hand basin, bath with shower over, tiled walls, tiled floor with under

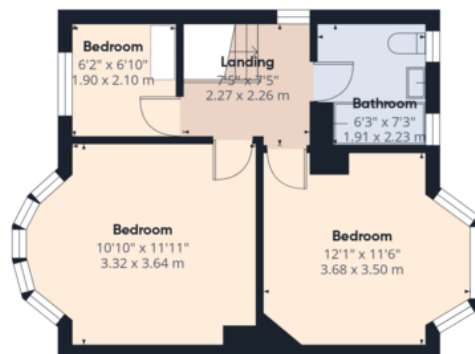


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>  
1244 ft<sup>2</sup>  
115.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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