

**FOR SALE**



**Broom Lane, Broom**  
**Guide Price £240,000**

  
**MARTIN & CO**



## Broom Lane, Broom

3 Bedrooms, 1 Bathroom

Guide Price £240,000

- Semi detached
- Three bedrooms
- Extended
- No chain
- Drive and garage

GUIDE PRICE £240,000 - £250,000. Offered for sale with no chain involved, this extended three bedroom semi detached home sits in the ever popular area of Broom, one of Rotherham's most well regarded and convenient residential locations. Well placed for everyday amenities, reputable schools and excellent transport links, the property presents a practical and well proportioned layout suited to a range of buyers, from first time purchasers to growing families.

The property stands back from Broom Lane behind a front garden and driveway which provides off road parking and leads to a detached garage. The frontage gives a traditional feel, while the extension to the rear adds valuable additional living space.

An entrance hall sets the tone, featuring a spindled staircase rising to the first floor landing and offering access into the main living areas. To the front is a bay windowed lounge, a comfortable reception space centred around a feature fire surround with electric fire. The bay window allows for plenty of natural light and creates a pleasant outlook to the front aspect. To the rear of the lounge is a separate dining room, ideal for everyday meals or entertaining. This room connects well with the rest of the ground floor and benefits from views over the rear garden. Leading off the dining room is a sunroom, providing an additional reception area that can be adapted to suit a range of



needs, whether as a sitting area, playroom or home office space. The extension enhances the overall footprint of the property and adds flexibility to the layout.

The kitchen is fitted with a range of wall and base units offering useful storage and worktop space. There is ample room for appliances, and the layout is designed for practicality, with easy access to the dining room and rear porch. The rear porch in turn provides access out to the garden and also to a convenient downstairs WC, an essential addition for modern family living. To the first floor, the landing leads to three bedrooms. The main bedroom is positioned to the front and benefits from built in wardrobes, providing useful storage without compromising floor space. The second bedroom, located to the rear, also includes built in wardrobes and overlooks the enclosed garden. The third bedroom offers versatility and would work equally well as a single bedroom, nursery or study. The family bathroom is fitted with a three piece suite comprising bath, wash hand basin and WC. The layout is straightforward and functional, serving all three

bedrooms comfortably.

Externally, the property continues to impress with well defined outdoor space. To the front there is a garden area alongside the driveway, while to the rear is an enclosed garden designed with both patio and lawn sections. The patio provides space for outdoor seating and dining, with the lawn bordered by established planting. The enclosed nature of the garden offers privacy and a secure environment for children or pets. Broom remains one of Rotherham's most sought after areas due to its proximity to a range of amenities. Rotherham Hospital is within easy reach, making the location particularly convenient for NHS staff. Everyday shopping needs are well catered for with nearby supermarkets including Tesco Extra at Rotherham, Sainsbury's and Aldi, along with a variety of independent shops and services in Broom and the wider town centre.

For families, there are several well regarded schools in the area including Broom Valley Community School, Sitwell Junior School and Oakwood High School, all accessible within a short distance. The property is also



well positioned for public transport links, with regular bus services along Broom Lane and neighbouring routes providing access into Rotherham town centre and surrounding areas.

Commuters benefit from straightforward access to the M1 motorway network via Junction 33, as well as the A630 Sheffield Parkway, offering direct links to Sheffield city centre. Rotherham Central railway station provides further connections for those travelling by train.

With its extended ground floor layout, enclosed rear garden, driveway and garage, and the added advantage of no onward chain, this is a well located home offering space and practicality in equal measure, all within one of Rotherham's most convenient and established neighbourhoods.

**ENTRANCE HALL** With a spindled staircase rising to the first floor landing with under stairs storage, delph shelf, front facing entrance door with matching side

windows.

**LOUNGE** With coving to the ceiling and two wall light points. The focal point of the room is the feature fire surround which houses the electric fire and front facing bay window. An arch way leads to the dining room.

**DINING ROOM** generous size dining room with coving to the ceiling, a door to the kitchen and patio doors open into the garden room.

**GARDEN ROOM** Overlooking the rear garden having patio doors with access to the garden.

**EXTENDED KITCHEN** With an extensive range of fitted wall and base units in white, wall units include extractor hood. Base units are set beneath worktops which include a one and a half bowl sink, hob, oven, space for fridge freezer, plumbing for washing machine, tiled splash backs rear facing window and rear facing entrance door the the inner hall.

**INNER HALL** With side facing entrance door to the garden.

**CLOAKROOM** Having a low flush w.c, and rear facing window.

**LANDING** With loft access, spindled balustrade and side facing window.

**BEDROOM ONE** A double size room with coving to the ceiling, fitted wardrobes, fitted dressing table and front facing bay window.

**BEDROOM TWO** A double size room with coving to the ceiling, fitted wardrobes and rear facing window.

**BEDROOM THREE** A single size room with coving to the ceiling and front facing window.

**BATHROOM** Having a three piece suite which comprises of a low flush w.c, wash hand basin, bath



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>  
91.3 ft<sup>2</sup>  
84.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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