



**303 East Bawtry Road, Rotherham
S60 4EP**

Guide price £300,000

Guide £300,000- £320,000.

Nestled in the charming East Bawtry Road of Rotherham, this delightful detached house boasts three double bedrooms and a large bathroom with free standing bath, making it an ideal family home. Situated in an elevated position, this property offers far sweeping views that are sure to take your breath away.

In brief the property consists of; entrance hall giving access downstairs cloakroom, stairs to the first floor, through to the lounge, archway through to the dining room leading into the conservatory which follows through into the kitchen.

To the first floor are three double bedrooms with fitted wardrobes and a large family four piece bathroom. Outside is a low maintenance rear garden with artificial grass, composite fencing, Indian stone borders and patio. To the front elevation is a block paved driveway with composite fencing. Don't miss the opportunity to make this house your home and experience the beauty of elevated living in Rotherham.

- Detached House
- Elevated Position
- Low Maintenance Garden with Composite Fencing
- Three Double Bedrooms
- Downstairs W/C
- Viewing Advised
- Conservatory
- Attached Garage

locating your ideal home



Ground Floor

Entrance Hall

Inviting entrance hall giving access to the lounge, downstairs w/c and cloakroom, access to the stairs, wall mounted radiator, laminate flooring.

Lounge

16'0" x 11'5" (4.9 x 3.5)

Upvc bay window to the front elevation, wall mounted electric fire, laminate flooring, archway leading to the dining room;

Dining Room

14'5" x 10'9" (4.4 x 3.3)

Sliding doors leading through to the conservatory, laminate flooring.

Kitchen

11'5" x 10'9" (3.5 x 3.3)

Comforting kitchen with matching wall and base units, laminate worktop, stainless sink and drainer, gas hob, extractor above, electric oven, fitted microwave & combination oven, integrated dishwasher, washing machine, space for fridge/freezer.

Conservatory

23'7" x 8'2" (7.2 x 2.5)

Upvc windows and doors, Kardean flooring, leading onto the rear elevated garden.

Downstair W/C

Downstairs cloak room with low flush w/c, pedestal sink, space for tumble dryer. shelving and hanging space for coats.

First Floor

Master Bedroom

11'5" x 16'0" (3.5 x 4.9)

Upvc window to the front elevation, double fitted mirror wardrobes with shelving and hanging rails, gas central heating radiator.

Bedroom Two

10'9" x 12'1" (3.3 x 3.7)

Upvc window to the rear elevation, double fitted wardrobes with hanging rails and shelving, gas central heating radiator.

Bedroom Three

10'5" x 10'9" (3.2 x 3.3)

Upvc window to the rear elevation, double fitted wardrobes with hanging rails and shelving, gas central heating radiator

Family Bathroom

14'9" x 8'2" (4.5 x 2.5)

Upvc obscure window to the front elevation, four piece bathroom suite which consists of; free standing bath, shower enclosure with power shower and seating (if required), vanity unit with pedestal sink, storage cupboard, mirror above with added spotlights, low flush w/c.

Outside

Rear Garden

Fully enclosed composite fencing, low maintenance rear garden, artificial grass, Indian stone surround with patio area to the rear, mature planting and shrubbery, access to the front can be gain vis a side gate.

Garage

Electric power door, lighting and electric.

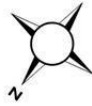
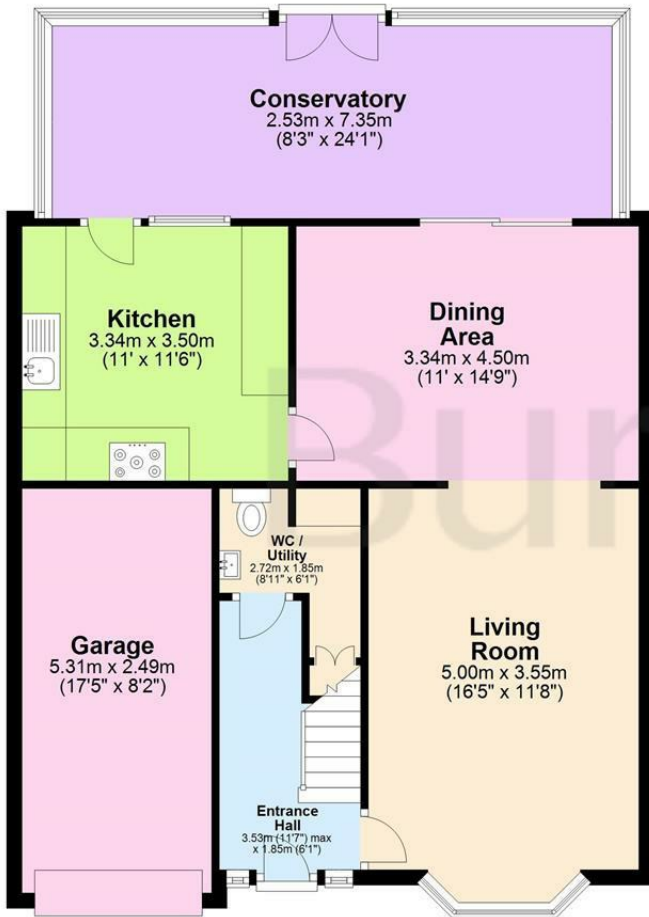
Front Elevation

Block paved driveway with durable composite decorative fencing, low maintenance gravel garden with various shrubs.

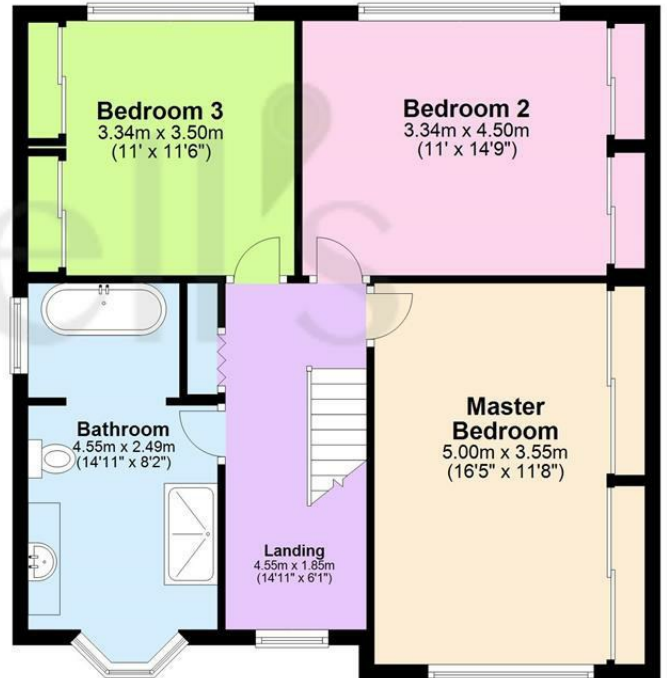




Ground Floor



First Floor



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	82
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

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