



# 4, Kilnhurst Road

ROTHERHAM, S65 4PE

**Price :** Guide Price £430,000

**Tenure :** Freehold

**EPC Rating :**

**Council Tax :** Band D

**Local Authority :** rotherham

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Only from an internal inspection within can this characterful 3 bedroom, 2 bathroom former farm house be truly appreciated along with the size of the rear gardens & driveway.

Sympathetically converted approximately 20 years ago by our current vendors to high standards & with many original beams retained. As you'd expect from a property of this character, there is a log burner to the lounge set within the large stone fireplace and wonderful large stone feature fireplaces to the dining room & Principal bedroom also.

Description

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Although there is a front entrance door which leads directly into the dining room, the rear kitchen door is arguably the 'main' entrance door as it leads from the large rear driveway which in turn provides parking for an abundance of vehicles along with a double detached garage. This Breakfast kitchen incorporates an abundance of fitted units with integrated dishwasher along with a gas and electric range cooker & granite work tops. There is a



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- A superb 3 bedroom, 2 bathroom stone barn conversion
- Fantastic original character wooden beams throughout
- Terraced garden & patio areas inc. side childrens garden area
- Freehold Council tax band D
- Rear double garage with fantastic games room above inc. WC
- Large Principal bedroom with en suite shower room
- Fantastic opportunity for the growing family
- 3 reception rooms inc. a newly built (2022) rear snug
- Large rear gated driveway for an abundance of vehicles
- Internal viewing highly recommended



large fridge freezer & wine cooler also included in the sale. There is 'wet' underfloor heating to the kitchen is also in the newly built (2022) snug. The snug is a delightful room with views overlooking the rear gardens & patio areas & well lit by natural lighting from the many windows together with the velux windows. There is an engineered oak flooring & a wooden stable style door leading to the rear gardens. The living room has a dual aspect which incorporate the rear french style doors to the garden. The wooden flooring continues from the dining room into the living room.

To the first floor are the three bedrooms, two of double size & the house bathroom. There is a wonderful feature picture window to the half landing overlooking the garden. A beautiful Principal bedroom with original wooden beams to the ceiling, dual aspect windows & an adjoining ensuite shower room. Bedroom two, to the rear is also a double with further beamed ceilings & wooden floor coverings. The house bathroom consists of a beautiful white four piece suite.

Outside - from the front elevation it looks like this property has no parking or garden but you will be pleasantly surprised once you have driven down the 'initial' shared driveway leading to the private drive for this property. A large 5 bar gate opens onto a large block paved driveway providing parking for many cars together with a double garage. Above the garage & accessed via the side door, is a superb games room with adjoining WC. ELR believes many hours are spent up here by all the family!

The rear also provides a small lawned garden area along with various terraced patios inc. a BBQ area. There is a stone built store, WC & further side enclosed childrens garden area inc. the log store. Planning permission has also been granted to extend the property at the rear & also the garage (RB2021 /0830)

All in all, this is a tremendous family home which is awaiting the next family to continue their journey. Our vendor intended to stay only a few years, 18 years later they have now decided to move!!

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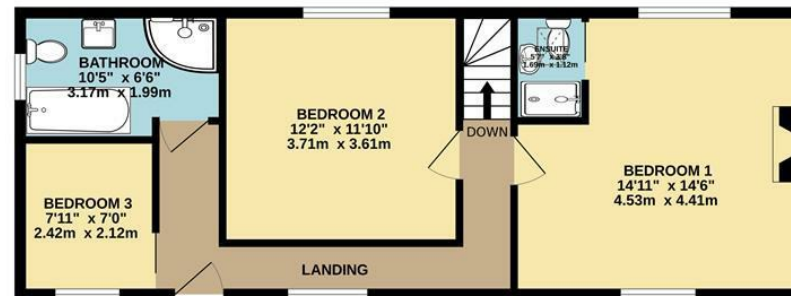


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GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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