



57, Bawtry Road

ROTHERHAM, S66 2DN

Price : Guide Price £600,000

Tenure : Freehold

EPC Rating : E

Council Tax : Band F

Local Authority : ROTHERHAM

Guide Price £600,000 - £625,000

ELR is delighted to present to the open market an exquisite 4-bedroom detached family residence, ideally positioned within approximately half a mile from the plethora of shops and amenities in Wickersley. Nestled beyond electric remote security gates, the property boasts a substantial driveway offering abundant off-road vehicular parking, leading seamlessly to the rear double garage.

Description

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Upon crossing the threshold, one is welcomed by a capacious hallway featuring a refined wooden and chrome spindle staircase ascending to the first floor. To the right, the ground floor reveals a discreet WC, and beyond lies a generously proportioned living room illuminated by an abundance of natural light from dual aspect windows overlooking both front and rear gardens. A prominent media wall, with recessed display shelving beneath, serves as a focal point within this remarkable space. An additional reception room, poised at the front, presents itself as an ideal home office or 'snug' and seamlessly connects to the



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- A well presented 4 bedroom detached executive family home
- Security alarm fitted & Ground floor 'snug'
- Tremendous opportunity for the growing family
- Superb rear aspect
- Spacious front and side driveway & rear double garage
- Early internal viewing highly recommended
- Ground floor WC & rear conservatory
- Close to Wickersley shops, Schools & amenities
- Freehold. Council tax band F



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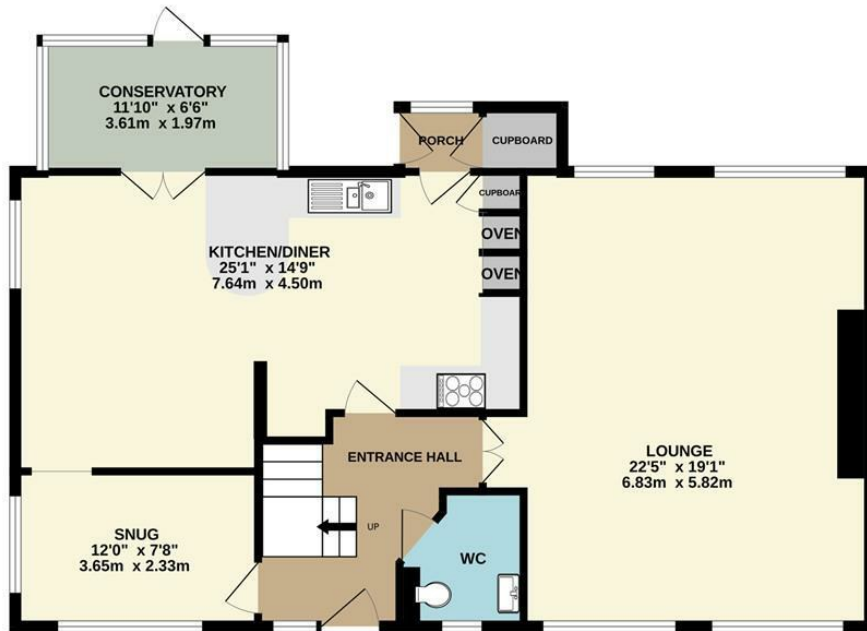
expansive 'L' shaped dining kitchen. The kitchen, presented in an immaculate white gloss finish, hosts an array of fitted units complemented by a double Neff oven and built-in microwave. A 5-ring gas hob is situated beneath an impressive stainless steel extractor fan with integrated lights. Access to the rear porch, housing the boiler, is granted through a discreet door, while double doors from the dining area lead to the conservatory—a delightful space overlooking the rear garden and Lister field. Equipped with a radiator, the conservatory invites year-round enjoyment and opens onto the rear garden through French doors. Ascending to the first floor reveals four bedrooms, comprising three doubles and a generously sized single room. Bedrooms 1 and 2 are adorned with fitted wardrobes, offering both hanging and shelving space. The exquisite house bathroom is appointed with a modern white 4-piece suite, featuring a corner jacuzzi-style bath and a commodious walk-in shower cubicle. The property's facade showcases a spacious driveway alongside a mature lawned garden, with trees providing a natural screen along Bawtry Road. Continuing to one side, the driveway extends to unveil further off-road parking and leads to the double garage, characterized by a double-sized roller door, power, and light. On the opposite side, a carport and storage area are thoughtfully situated. To the rear, a patio area complements an additional lawned garden, affording a picturesque aspect overlooking Lister field. Within a mere 500 yards lies the heart of Wickersley, boasting an array of shops, bars, restaurants, and amenities, with Wickersley School situated a short distance along Bawtry Road. Additionally, well-regarded J&I Schools are within catchment, and for the commuter, the M18 junction 1 at Hellaby is conveniently within 2 miles. Given the property's allure and sought-after location, prompt consideration and internal viewing are strongly recommended, as this captivating residence may not remain available for long.







GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



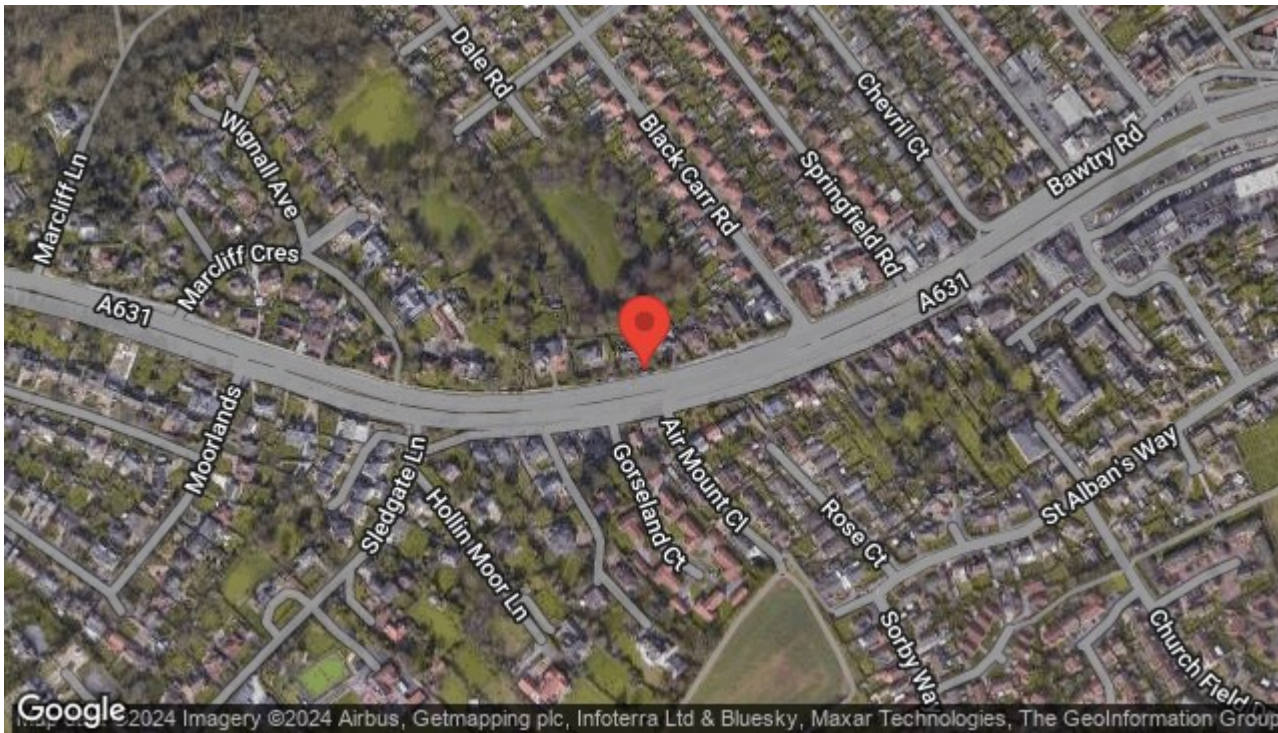
1ST FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1758 sq.ft. (163.3 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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Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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