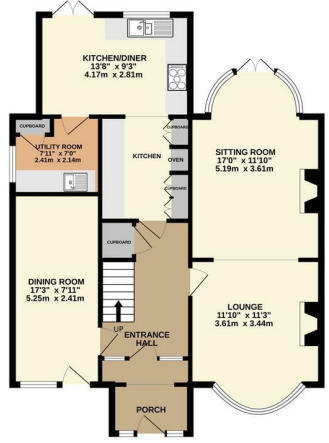


GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.6 sq.m.) approx.



2ND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 1842 sq.ft. (171.1 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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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

EADON

119, East Bawtry Road, Rotherham, S60 4LQ

£375,000

119 East Bawtry Road, Rotherham, S60 4LQ

Description

Situated on one of Rotherham's most popular residential roads, this stunning semi-detached family home is a true find, offering an impressive combination of space, style, and functionality. Spanning three floors, this property boasts four generously-sized bedrooms, providing ample space for a growing family or those who love to entertain guests.

Upon entering the spacious hallway you are immediately welcomed by a generous and elegant reception room that stretches the full depth of the house. This impressive living area features a working fireplace, creating a cozy and inviting atmosphere, making it the perfect spot for relaxation during colder months or for hosting gatherings with friends and family. Complementing this is a second, equally inviting reception room, offering additional space for family activities, formal entertaining, or even a playroom for the children.

The property's four bedrooms are thoughtfully spread across the upper floors, ensuring privacy and tranquility. Among these, two bedrooms boast their own en-suite bathrooms, providing a luxurious touch and convenience for the household. A dressing room accompanies one of the en-suite bedrooms, adding an extra layer of sophistication and practicality, perfect for those who appreciate organized and stylish living spaces.

One of the standout features of this home is the sunroom at the foot of the garden, a delightful addition that offers a serene space to enjoy natural light and picturesque views. This room is perfect for morning coffee, reading, or simply unwinding while basking in the beauty of the outdoors. The garden itself is a true haven, meticulously maintained and designed to provide a lush, green retreat for relaxation and recreation. Whether you're hosting a summer barbecue, gardening, or simply enjoying a sunny day, this outdoor space offers endless possibilities.

For those who work from home or have a passion for DIY projects, the garden includes a well-equipped workshop or home office. These additional spaces ensure you can be productive and creative without leaving the comfort of your home, blending work and leisure seamlessly.

Designed to cater to modern living, the large dining kitchen is the heart of the home, perfect for family meals and socialising. It features modern appliances, ample counter space, and a layout that encourages both cooking and conversation. Adjacent to the kitchen, you'll find a practical utility room, equipped to handle laundry and storage needs, ensuring the main living areas remain clutter-free.

The layout of this property has been meticulously planned to maximise functionality, making everyday living a breeze. Every room is designed with attention to detail, ensuring comfort and style are at the forefront of your living experience.

Situated on East Bawtry Road, this property not only offers a luxurious and comfortable living space but also benefits from its prime location. You'll find yourself in close proximity to local amenities, schools, parks, and transportation links, making it an ideal choice for families and professionals alike.

Don't miss the opportunity to make this your forever home!

- Situated on one of Rotherham's most popular residential roads,
- Spanning three floors, this semi-detached family home boasts five generously-sized bedrooms
- Features a full-depth living room with a working fireplace and a second inviting reception room
- Two of the five bedrooms include en-suite bathrooms, offering privacy and convenience
- A beautiful sunroom that allows for enjoyment of natural light and garden views
- The lush, green garden offers a serene retreat
- Includes a well-equipped workshop or home office
- A large dining kitchen with modern appliances
- An adjacent utility room to handle laundry and storage needs
- Viewing Strongly Advised

