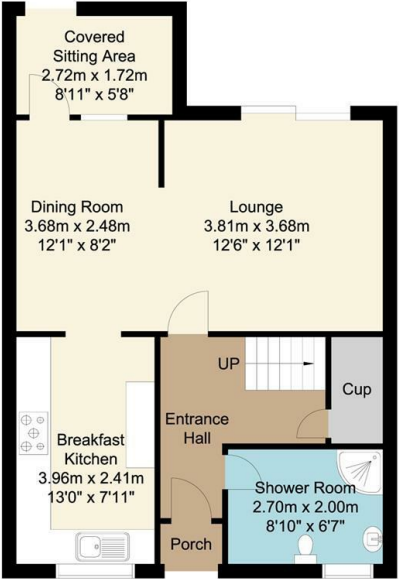
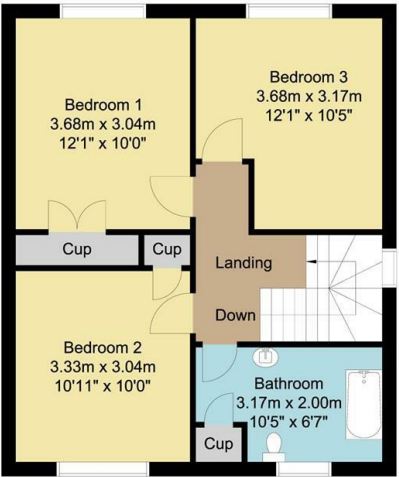


Ground Floor  
54 sq m/581.25 sq ft  
Approx.



First Floor  
49 sq m/527.43 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2025



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312, Bawtry Road, Rotherham, S66 2TH

Guide Price £240,000



312 Bawtry Road, Wickersley,  
Rotherham, S66 2TH

**Description**  
Guide Price £240,000 to £250,000 - Set within a highly desirable and well-connected residential neighbourhood, this beautifully maintained and substantially proportioned three double bedroom semi-detached home presents an outstanding opportunity for families seeking both comfort and convenience. Perfectly positioned on an expansive corner plot, the property enjoys a commanding presence with striking kerb appeal, enhanced by its pristine gardens and ample driveway, while inside, the home has been finished to an exceptional standard throughout.

From the moment you enter, the sense of space and light is unmistakable. The welcoming entrance hall offers a taste of what's to come, opening into a thoughtfully designed ground floor that flows effortlessly between living spaces. Just off the hallway, a stylish and practical downstairs shower room and separate utility room add a layer of everyday functionality, ideal for busy family life or guests. The utility space provides ample room for laundry appliances and additional storage, helping to keep the main living areas clutter-free. At the heart of the home lies a spacious lounge, flooded with natural light from the full-height patio doors that lead directly onto the garden—offering the perfect blend of indoor and outdoor living. This is a room that invites relaxation, whether it's enjoying a quiet evening with the family or entertaining guests.

Adjacent to the lounge is a dining area, a versatile space ideal for formal dinners, homework sessions, or casual weekend brunches. The contemporary kitchen has been designed with both aesthetics and functionality in mind. Fitted with sleek, modern units, integrated appliances, and generous worktop space, it's a stylish yet practical area that will delight any home cook.

Upstairs, the home continues to impress with its well-proportioned layout. Each of the three bedrooms is a generous double, allowing plenty of space for growing families or those working from home. The principal bedroom benefits from custom-fitted wardrobes, while the remaining two bedrooms are equally spacious and adaptable—whether used as children's rooms, guest accommodation, or even a dedicated home office. The upstairs family bathroom has been stylishly finished and features contemporary fixtures and fittings to create a clean, calming space.

Stepping outside, the property reveals a real highlight—its outdoor space. The front and rear gardens are impeccably landscaped and maintained, providing a tranquil setting that offers both beauty and practicality. The rear garden, fully enclosed and remarkably private, is ideal for children to play safely or for relaxing in the sun with a book or drink in hand. A well-sized patio area lends itself perfectly to alfresco dining or weekend barbecues. Meanwhile, the large driveway ensures secure off-street parking for several vehicles, further enhancing the home's family-friendly credentials.

Location is everything, and this home delivers on that front too. It sits within close proximity to a number of highly regarded and sought-after schools, both primary and secondary, making it ideal for families looking to offer their children a strong educational foundation. Many of these schools are within easy walking distance or a short drive, reducing the stress of the morning school run. Daily errands are simplified thanks to the variety of nearby amenities, including local shops, supermarkets, cafés, parks, and leisure facilities, all contributing to a thriving, community-focused environment.

Excellent transport links are another key benefit, with swift access to major motorway networks ensuring that commuting to nearby towns and cities is both straightforward and efficient—perfect for professionals needing to balance work and family life.

In every respect, this is a home designed for modern living—offering space, quality, location, and lifestyle in equal measure. Whether you're upsizing, relocating, or simply searching for a turnkey property in an excellent catchment area, this stunning home must be viewed to be fully appreciated. Early viewing is strongly recommended to avoid missing out on such a rare and exceptional opportunity.

- Three spacious double bedrooms, including a principal with fitted wardrobes.
- Expansive corner plot with landscaped front and rear gardens for privacy and enjoyment.
- Stylish interiors featuring a modern kitchen, utility room, and ground-floor shower room.
- Bright, airy lounge with patio doors opening onto the garden—ideal for entertaining.
- Excellent location near top-rated schools, shops, parks, and community amenities.
- Convenient access to major motorways for easy commuting and travel.

