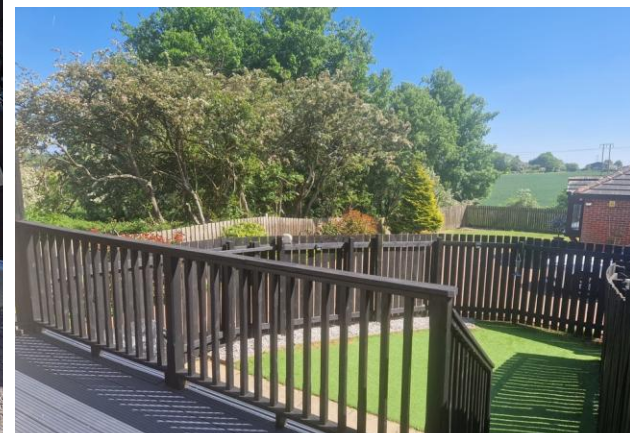


FOR SALE



Bridgewater Way, Ravenfield
Guide Price £270,000


MARTIN&CO



Bridgewater Way, Ravenfield

4 Bedrooms, 2 Bathroom

Guide Price £270,000

- End townhouse
- Three / four bedrooms
- Drive and garage
- Cul de sac position
- Popular location

guide price £270,000 - £280,000. Set at the end of a quiet cul-de-sac on Bridgewater Way in Ravenfield, this three-storey end townhouse offers flexible living space and an appealing position with open fields to the side. Whether used as a four-bedroom, one-reception room layout or as a three-bedroom with two reception rooms, the interior lends itself to various living arrangements. The property also comes with a separate driveway, a garage, and a private enclosed rear garden - all set within a highly sought-after residential development known for its peaceful surroundings and easy access to local amenities. The location continues to attract buyers looking for a balance between semi-rural peace and useful transport connections. Ravenfield sits to the east of Rotherham, within easy reach of the A631 and M18 motorway, making commutes towards Doncaster, Sheffield and beyond straightforward. For those wanting some outdoor space, nearby Ravenfield Common and the surrounding countryside offer walks and green space just moments away. The property itself is arranged across three levels, starting with an entrance hall featuring a spindled staircase that leads to the upper floors. On the ground floor, there's a good-size dining kitchen at the rear of the house, fitted with a range of wall and base units, integrated appliances including a dishwasher, oven



and hob, and French doors that open directly to the decked area of the rear garden. There's also a downstairs WC and a front-facing reception room that could be used as a fourth bedroom, a home office or a second sitting room depending on need.

Moving up to the first floor, the main lounge sits at the rear of the house and benefits from a Juliet balcony with French doors that open out to views over the fields - a standout feature for this type of property. Also on this level are two bedrooms, each a good size, along with the family bathroom fitted with a white three-piece suite.

The top floor is dedicated to the master bedroom, offering a sense of privacy and space. This room includes its own en-suite shower room, again finished with a white three-piece suite, and has room for wardrobes and storage without feeling cramped. This level gives the feel of a self-contained space, ideal for buyers looking for some separation from the rest of the home.

Outside, the front of the property has a forecourt-style garden, while the separate driveway and garage sit to

the side, providing secure off-road parking and storage. The rear garden is enclosed and neatly finished with a raised deck area directly off the kitchen, steps down to a low-maintenance artificial lawn, and secure fencing. The adjoining open land at the side of the property adds an extra sense of privacy and space, making the garden feel more open and less overlooked than most properties in similar developments.

Bridgewater Way has proven popular with families and professionals alike due to its tidy presentation, modern build quality, and strong location for local schools, commuter links and countryside access. This particular property's layout and cul-de-sac setting add to the overall appeal, giving buyers both flexibility inside and a quiet position that's hard to find.

ENTRANCE HALL A spacious entrance hall that has a spindled staircase rising to the first floor landing with under stairs cupboard and decorative arch.

CLOAKROOM Having a white two piece suite which



comprises of a low flush w.c, wash hand basin and tiled floor.

SITTING ROOM / BEDROOM FOUR A versatile room, currently used as a sitting room but can be used as a four bedroom. Having dual aspect windows to the front and side, side window offers views.

DINING KITCHEN A generous size dining kitchen that has a range of fitted wall and base units, wall units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, integrated dishwasher, plumbing for washing machine, space for fridge freezer, oven, hob, tiled splash backs, rear facing bay window incorporating French doors that lead onto the rear garden.

FIRST FLOOR LANDING With a spindled balustrade, spindled staircase rising to the first floor landing, cupboard housing the central heating boiler.

LOUNGE With decorative paneling to one wall. Rear facing French doors open onto a balcony that offers far reaching views.

BEDROOM TWO A double size room with front facing window.

BEDROOM THREE A single size room with decorative paneling.

BATHROOM Having a white three piece suite which comprises of a low flush w.c, sink, bath with shower set over and store cupboard.

SECOND FLOOR LANDING

MASTER BEDROOM A superb master suite which has loft access, a front facing window and space for wardrobes.

EN SUITE With a white three piece suite which comprises of a low flush w.c, wash hand basin and shower cubicle.

OUTSIDE To the front of the property is a forecourt style garden with slate chippings. There is a drive and single garage. To the rear is an enclosed garden with decked area with steps that lead down to the artificial lawn.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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