

**FOR SALE**



**Kimberworth, Rotherham**  
**Asking Price Of £340,000**

  
**MARTIN&CO**





## Kimberworth, Rotherham

4 Bedrooms, 1 Bathroom

Asking Price Of £340,000

- Four double bedrooms
- Greatly extended
- Garage
- Cul de sac
- Commuter links

Tucked away at the end of a quiet cul-de-sac, South Road in Kimberworth has been thoughtfully extended and upgraded to create a substantial family home with a surprising amount of space and flexibility. Originally a traditional two-bedroom bungalow, the property now offers four double bedrooms across two floors, spacious living areas, and a private corner plot that includes generous parking and a separate garage. The layout works well for a range of needs, whether for growing families or those seeking space for home working or multi-generational living.

The entrance opens into a wide hallway where an oak staircase gives a clear nod to the quality of finish found throughout the property. To the front, two ground floor double bedrooms sit across the hallway from one another, both enjoying good natural light. There is also a useful downstairs cloakroom just off the hall – ideal for guests or busy mornings. At the back of the house, the living room overlooks the rear garden and includes a central fireplace as a focal point. French doors open out onto the patio, offering an easy link between inside and out.

The dining kitchen is a particularly strong feature of this property. There's a wide range of fitted wall and base units providing ample storage, as well as integrated appliances including a fridge-freezer and washing machine. Space has also been left for a





range-style cooker. The layout provides enough room for a good-sized dining table without compromising on kitchen functionality. It's a well-planned space with plenty of room to cook, eat and spend time together. Upstairs, the first floor landing has been finished with matching oak spindled balustrades, maintaining the consistent design language of the home. Both bedrooms on this level are larger than average and offer plenty of floor space, easily accommodating bedroom furniture with room left over. These rooms would suit older children, guests, or even those working from home needing a bit more privacy. The family bathroom on this level has been fitted with a white three-piece suite, including a stand-alone bath. It's a simple and smart space, well-suited to daily family life.

Outside, the corner plot adds a lot of practical value to the property. The front is mostly pebbled, allowing for multiple vehicles to park off-road with ease. A rockery area adds a touch of greenery without demanding too much maintenance. To the rear, the garden has been designed with ease of upkeep in mind – a mix of

pebbled sections, patio, and artificial turf means it's easy to manage all year round, while a detached single garage offers secure storage or further parking. The location of South Road is especially useful for those needing to commute. The property sits just off the A629 which links quickly onto both the M1 and M18, making it well-placed for those travelling towards Sheffield, Rotherham, or further afield. Meadowhall is also a short drive away, where the transport interchange includes both train and tram services. For everyday needs, the property is close to local shops in Kimberworth, while larger supermarkets including Morrisons, Tesco Extra and Asda can all be reached in under 10 minutes by car. Families will also find a good selection of schools nearby. Primary options include Kimberworth Community Primary School and Roughwood Primary, while Winterhill School and Clifton Community School provide secondary education within easy reach. This balance of transport links, local amenities and school options adds to the property's versatility and broad appeal.



South Road offers something more than meets the eye. From the outside, it's easy to underestimate just how much space is available inside, but once through the door, it quickly becomes clear how well this home works. Whether for families looking to spread out, buyers wanting a combination of ground and first floor bedrooms, or those in search of a low-maintenance outdoor space with privacy, it delivers on multiple fronts.

**ENTRANCE HALL** With a staircase rising to the first floor landing with oak balustrade, wood flooring, side facing entrance door and side facing window.

**BEDROOM FOUR** A double size room with front facing window.

**BEDROOM THREE** A double size room with front facing window.

**CLOAKROOM** This generous size cloakroom has a low flush w.c, but could be converted to a shower room or w.c, with further storage.

**LOUNGE** A larger than average lounge with wooden flooring. The focal point of the room is the feature fire surround with downlights set in the ceiling above, with rear facing window, rear facing bifold doors opening into the garden.

**DINING KITCHEN** With an extensive range of fitted wall and base units, wall units have underlighting and extractor hood. Base units are set beneath worktops which include a one and a half bowl sink, integrated washing machine, fridge, freezer, tiled splash backs, space for range style cooker, front facing window, rear facing window, rear facing entrance door to garden.

**LANDING** A spacious landing with side facing roof window, loft access, oak balustrades, this could be used as a reading / study area.

**FAMILY BATHROOM** With a white three piece suite which comprises of a stand alone bath, vanity wash hand basin, low flush w.c, tiled floor, tiled walls and side facing roof window.

**BEDROOM ONE** A much larger than average master bedroom with rear facing window.

**BEDROOM TWO** A much larger than average second bedroom with front facing window.

**OUTSIDE** Set on a corner plot with walling to the front, a pebbled drive provides of road parking for several vehicles with rockery with flower borders. To the rear is an enclosed garden with block paved patio, steps to the pebbled area. There is a single detached garage that could be converted for a different use, planning consent must be obtained.



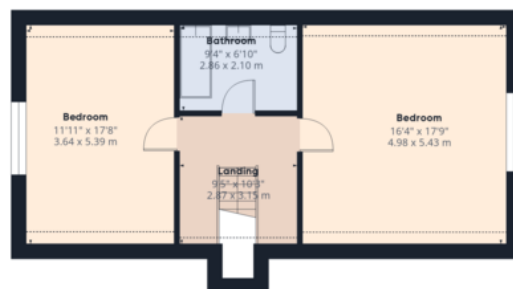
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		







Ground Floor



Approximate total area<sup>(1)</sup>

1720 ft<sup>2</sup>  
159.7 m<sup>2</sup>

Reduced headroom

70 ft<sup>2</sup>  
6.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA  
T: 01709 544982 • E: rotherham@martinco.com

# 01709 544982

<http://www.martinco.com>



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