

FOR SALE



East Bawtry Road, Rotherham
Guide Price £280,000


MARTIN&CO



East Bawtry Road, Rotherham

3 Bedrooms, 1 Bathroom

Guide Price £280,000

- Additional garden room
- Extended kitchen space
- Off-road parking and garage
- Four-piece bathroom suite
- Great local transport links

Guide Price £280,000 - £290,000

This extended semi-detached home on East Bawtry Road offers more than just space—it's well maintained throughout and sits in a practical and accessible location. Set back from the road with its own driveway and garage, the property immediately shows it's been well looked after, and continues to offer much more once inside.

Spread across two floors, the layout works well for everyday living, with a balance between separate living areas and open flow in the ground floor. It's ready for use straight away and would suit a range of buyers wanting something that doesn't require major work, but still has flexibility to personalise over time.

HALLWAY The ground floor begins with a front porch which is a useful space for shoes and coats before heading into the hallway.

CLOAK ROOM/WC Well presented with low flush wc and sink

KITCHEN The kitchen has been extended to create a larger room, fitted with a generous selection of white wall and base units. There's plenty of workspace here,



and the layout provides enough room for additional storage or a small breakfast area if needed. It's practical in its setup, and being at the rear of the house gives it a peaceful view into the garden.

LIVING ROOM/DINING AREA The lounge and dining room are open to one another, making it easy to configure the space as needed. There's space for both relaxing and formal dining, with a nice outlook onto the rear. Leading on from here is a garden room-ideal as a quieter sitting space, or as an extra social area with a full view of the garden.

HALLWAY Light and airy giving access to three well-sized bedrooms and family bathroom

MASTER BEDROOM With space for a double bed, having fitted wardrobes and room for further storage

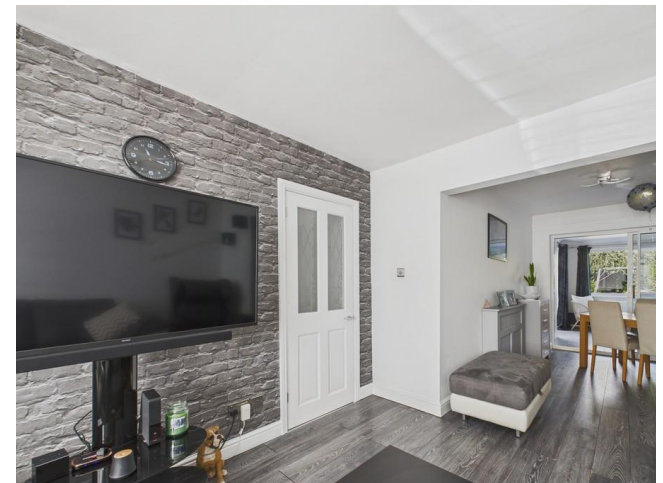
BEDROOM TWO Another double bedroom with plenty of space for a double bed and furniture

BEDROOM THREE Bedroom 3 also has space for a double bedroom with further storage

BATHROOM The bathroom is fitted with a four-piece white suite including a separate shower cubicle and bath. The size and setup mean there's no compromise between function and comfort here.

GARDEN ROOM Currently used as a space to relax the garden room offers great flexibility-it could be used as an office/work space, study, gym, craft room or for further storage if needed - the possibilities are endless!

OUTSIDE The front of the house has a driveway providing off-road parking, with access to a garage currently used for storage. The rear garden is a real feature-well looked after and thoughtfully landscaped. There's a lawn, patio seating area, borders with mature planting, and a decorative pond that adds a peaceful touch to the space. It's private and easy to enjoy throughout the seasons.



OVERVIEW The location is one of the major draws. Positioned on East Bawtry Road in the S60 area, the property has direct access to a number of useful transport links. The Sheffield Parkway is only a short drive away, connecting to the M1 and M18-ideal for anyone commuting to Sheffield, Rotherham, Doncaster or further afield. Public transport is frequent in the area, with regular bus routes running nearby. For local shopping, Morrisons at Catcliffe and Asda Rotherham are both within easy reach, along with Meadowhall Shopping Centre a short drive away for larger retail needs.

Schools nearby include Whiston Worrygoose Junior and Infant School and Sitwell Junior School, both well-regarded locally. Oakwood High School is also within easy reach, providing secondary education. This makes the property suitable for families looking to settle into the area long-term.

All in all, this is a solid and well-looked-after property offering practical space inside and out, a location that connects well for daily needs and commuting, and a

garden that adds real value. Whether for a family, a professional couple, or someone looking to downsize without giving up outdoor space, this is a home worth taking the time to view properly.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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