



## Kimberworth Road

Kimberworth, S61 1HG

Guide Price £270,000 - £280,000



- 3/4 BED SEMI DETACHED VICTORIAN VILLA
- DATING BACK TO 1890's
- SPACIOUS LAYOUT
- WELL LANDSCAPED GARDENS
- AMPLE STORAGE THROUGHOUT
- WITH SEPARATE ANNEX
- STYLISH & CLASSIC INTERIOR DESIGN
- OVERLOOKING BRADGATE PARK
- PLANNING PERMISSION GRANTED TO CREATE OFF ROAD PARKING TO THE FRONT
- COUNCIL TAX BAND B

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GUIDE PRICE £270,000 - £280,000. NO UPWARD CHAIN! STEP INSIDE THE SPECTACULAR BIRCH MOUNT! BUILT IN 1890's, OOZING CHARACTER WITH ULTRA COOL INTERIORS. This impressive 3/4 bedroom semi-detached Victorian villa with separate guest/family annex, is located on a sought after road, overlooking Bradgate Park, with direct roads leading to Rotherham, Sheffield and Barnsley. Kimberworth offers an array of local amenities including a well maintained park, reputable schools and good transport links.

This breath taking property, originally built as a pair for a well-known Rotherham Solicitor, is finished to a high standard throughout, boasting stylish décor, great dimensions, modern kitchen & bathroom and keeping its original classic charm with high ceilings, timeless coving and picture rails. The separate annex is perfect to host guests or family without any hassle. Having been comprehensively upgraded throughout by the current owners, the property is ready to move straight in...don't miss out.

## ENTRANCE HALL

A grand entrance hallway, making a great impression on any guest, featuring original floorboards, coving, wall mounted radiator, doors leading to the cellar, living room, dining room and kitchen and a beautifully painted wooden staircase with runner leading to the first floor.

## LIVING ROOM

15'8" x 14'4" (4.78 x 4.37)

This stunning living room oozes charm and style, drenched in natural light through a large uPVC bay window, log burner with marble surround giving a great focal point and cozy feel in the wintry months, original floorboards, coving, wall mounted radiator and aerial point.

## DINING ROOM

14'10" x 12'0" (4.52 x 3.66)

The opulent dining room features a multi fuel burner, engineered oak flooring, picture rail, uPVC window and uPVC french doors opening into the garden.

## KITCHEN BREAKFAST ROOM

11'9" x 10'10" (3.58 x 3.30)

The kitchen is stylish yet functional and leaves nothing to be desired, offering an array of on trend grey wall and base units providing plenty of storage space, dark work surfaces, integrated hob and electric oven, space and plumbing for washing machine and slimline dishwasher, sink with stainless steel mixer tap, white splash back tiling, tiled flooring, inset spotlights, wall mounted radiator, uPVC window and composite glazed door leading to the garden.

## CELLAR

Offering that extra storage space we all crave, provides lighting, sockets and a built in safe which would house the solicitors paperwork when the house was originally built.

## LANDING

A roomy landing with loft access, two built in storage cupboards and doors leading to all bedrooms and bathroom. The loft has similar ceiling height to other floors so could be converted if desired into one or two rooms.

## BEDROOM 1

14'4" x 13'1" (4.37 x 3.99)

A sumptuous master bedroom featuring wooden flooring, mirrored wardrobes, feature coving, wall mounted radiator and two uPVC windows.

## BEDROOM 2

14'11" x 12'0" (4.55 x 3.66)

A cool and fresh looking large double bedroom, currently used as a home office, benefiting from wall mounted radiator, wooden flooring, picture rail, coving, and two uPVC windows.

## BEDROOM 3

8'6" x 6'5" (2.59 x 1.96)

A good sized single bedroom with neutral décor, laminate flooring, wall mounted radiator and uPVC window.

## BATHROOM

10'8" x 8'11" (3.25 x 2.72)

An ultra glamorous, statement bathroom, tiled in white subway tiling with pink accent décor, with marble effect floor tiles, featuring a luxurious pink roll top bath, white low flush WC, white pedestal sink, walk in glass double shower, wall mounted chrome heated towel rail and frosted double glazed window.

## SEPARATE ANNEX ENTRANCE

The piece to resistance of this home is this exquisite Annex - perfect for entertaining family/guests, for older children to have their own space or even if you would like a office walking distance from home, the possibilities are endless! Entering the annex through a black glazed composite door leads into the handy cloakroom space, with doors leading to the living room / kitchen, bedroom and shower room.

## LIVING ROOM / KITCHEN

20'6" x 10'11" (6.25 x 3.33)

A light and airy kitchen/living room, offering open plan living for any season. The kitchen itself is stylish yet functional, offering an array of on trend light grey wall and base units providing plenty of storage space, contrasting wooden work surfaces, integrated hob and oven, stainless steel extractor fan, built in sink with mixer tap, aerial point, inset spotlights, wall mounted radiator and two uPVC windows. The living area has a wall mounted electric log burner with surround, two Velux windows and grey décor throughout.

## BEDROOM

10'7" x 9'8" (3.23 x 2.95)

A good sized double bedroom with uPVC window, stylish décor and wall mounted radiator.

## SHOWER ROOM

6'1" x 4'5" (1.85 x 1.35)

A sleek shower room with built in shower cubicle with drench shower, low flush WC, inset hand basin into a white gloss vanity unit, wall mounted chrome heated towel rail and extractor fan.

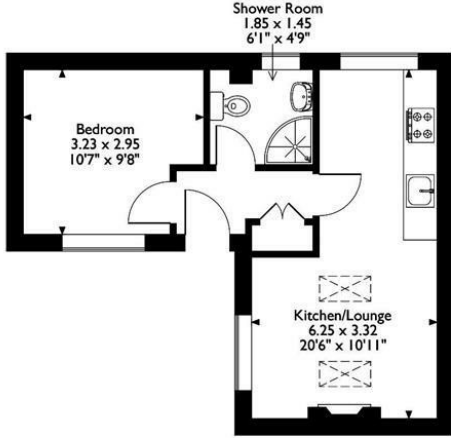
## EXTERIOR

To the rear of the property is a fully enclosed, sun trap of a garden boasting a brick inset patio perfect for entertaining in the summer months, a well manicured lawn, wooden shelter which is great for outdoor storage and pathway leading to the annex and rear. Through the gate, leads to the rear lane giving rear access to the property if required.

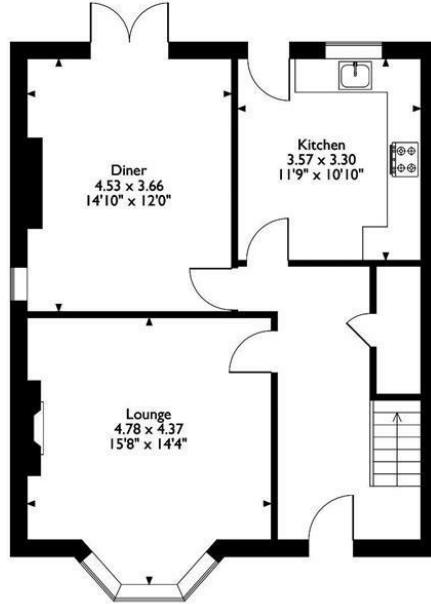
To the front of the property is a well manicured front garden with pathways leading to the side gate and front door. The property is surrounded by established shrubs and brick wall, giving great kerb appeal. Planning permission has recently been granted to create off road parking to the front of the property and create a driveway.

# Floorplan

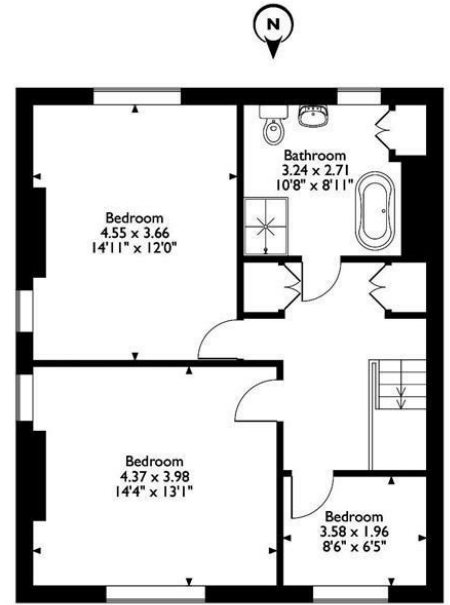
Birch Mount, 258 Kimberworth Road, Rotherham, South Yorkshire  
Approximate Gross Internal Area  
Main House = 123 Sq M/1324 Sq Ft  
Annexe = 33 Sq M/355 Sq Ft  
Total = 156 Sq M/1679 Sq Ft



Annexe



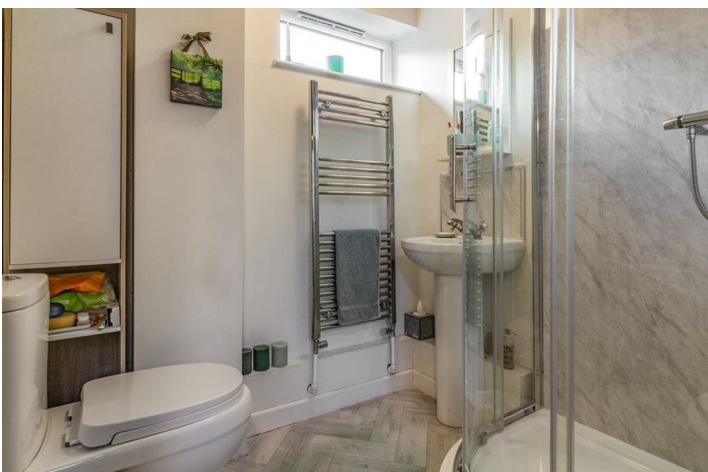
Ground Floor



First Floor

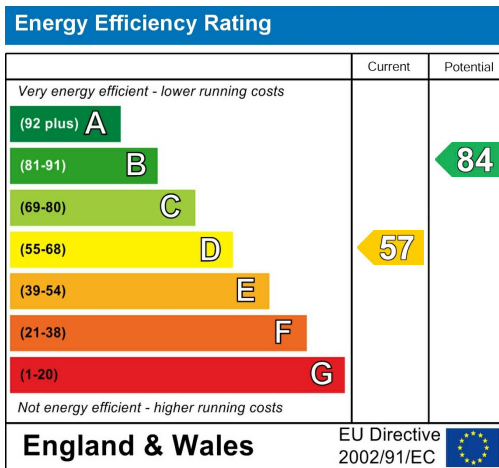
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.







## Energy Efficiency Graph



## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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