

Crucible

Homes



Herringthorpe Valley Road
Rotherham, S65 3AQ

Guide Price
£270,000-£280,000

Overview

Three Bedrooms

Semi Detached House

Modern Kitchen with a range of appliances

Spacious accommodation throughout

Low Maintenance Garden

Driveway with ample parking and garage



Description

FOR SALE – Guide Price £270,000 - £280,000

Herringthorpe Valley Road, Rotherham, S65

3 Bedrooms | Resin Drive & Garage | Private

Garden

A Home That Effortlessly Blends Elegance with Comfort
Welcome to a true gem in the heart of Herringthorpe - a beautifully finished 3-bedroom semi-detached home, thoughtfully styled with minimalist elegance and modern charm. This is more than just a house - it's a lifestyle upgrade waiting to be embraced.

The property welcomes you with a bright and airy hallway, complete with radiator and staircase leading to the first floor. To the front, you'll find a cosy lounge with a charming bay window, neutral décor, and an electric fire – the perfect spot to relax and unwind.

To the rear lies the heart of the home: a stunning open-plan kitchen and breakfast room. This versatile space boasts a central island with seating, a characterful log burner feature, and French doors opening out onto the rear garden. The kitchen itself is fitted with high-end integrated appliances, including a Bosch oven, Neff gas hob, and AEG integrated fridge freezer, making it ideal for both everyday living and entertaining.

Upstairs, a bright and spacious landing leads to three well-proportioned bedrooms and the family bathroom. The master bedroom offers neutral décor throughout, a bay window with fitted blinds, and a radiator. The second bedroom is another generous double, with a rear-facing bay window, fitted blinds, radiator, and clothing rails. The third bedroom is currently used as a home office, featuring a front-facing window and radiator, but is equally suited as a nursery or single bedroom.



GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.

%epcGraph_c_1_265%



TOTAL FLOOR AREA: 854 sq.ft. (79.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 12/2025

Completing the upstairs is the family bathroom, comprising a toilet, sink, and bathtub with overhead shower, finished in a modern neutral style.

Outside, enjoy a good-sized, low-maintenance garden - your own private retreat. The front boasts a pristine resin driveway with space for multiple vehicles, and a detached garage provides excellent storage or additional parking.

LOCATION PERKS:

This home is ideally positioned close to well-regarded local schools, excellent transport links, and popular amenities, making it a wonderful choice for growing families, professionals, or anyone seeking a move-in-ready home in a prime location.

Homes Like This Don't Stay Available for Long!

Ready to fall in love? Call us today on 01709 500333 to book your private viewing. Your next chapter begins at Herringthorpe Valley Road.

HALLWAY A bright and welcoming entrance hallway, complete with a radiator and staircase leading to the first floor.

LOUNGE 12' 8" x 11' 4" (3.87m x 3.47m) A cosy lounge featuring a charming bay window, neutral décor, an electric fire, and radiators, creating a warm and inviting living space.

KITCHEN/BREAKFAST ROOM 14' 11" x 9' 8" (4.55m x 2.96m) A stunning open-plan kitchen and breakfast room, designed with both style and functionality in mind. The central island offers space for seating, while a feature log burner adds character and warmth. French doors open out onto the rear garden, flooding the room with natural light. The kitchen is fitted with high-end integrated appliances, including a Bosch oven, Neff gas hob, and AEG integrated fridge freezer, making it the perfect space for both everyday living and entertaining.

BEDROOM 13' 3" x 11' 5" (4.05m x 3.49m) A spacious double bedroom with neutral décor throughout, a beautiful bay window with fitted blinds, and a radiator.

BEDROOM 12' 1" x 10' 5" (3.7m x 3.19m) Another generously sized double bedroom with a bay window overlooking the rear garden. Complete with fitted blinds, radiator, and clothing rails.

BEDROOM/STUDY 6' 6" x 5' 8" (1.99m x 1.75m) Currently used as a home office, this versatile room features a window to the front and a radiator – ideal as a single bedroom, nursery, or workspace.

BATHROOM 9' 8" x 6' 5" (2.96m x 1.96m) A modern family bathroom comprising a toilet, sink, and bathtub with overhead shower – finished in a clean, neutral style.

PRS
Property Redress Scheme

