

27A Old Wortley Road, Kimberworth, Rotherham, S61 1NQ

Offers Over £450,000

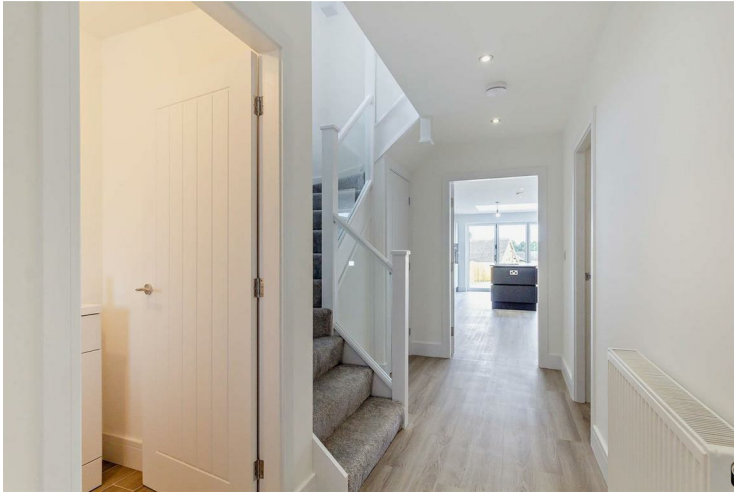
*** NEW BUILD***

A MAGNIFICENT 3 STOREY/6 BEDROOM DETACHED FAMILY HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION.

Appointed to an exceptionally high standard and finish with 'RAK' sanitary fittings and a superb bespoke Living Kitchen with bespoke units.

The property is located on what is considered Kimberworth's most sought after road and is conveniently located for the Town Centre, Meadowhall and the M1 intersection with Schools within walking distance.

RECEPTION HALL



With composite door, radiator and under stairs cupboard

CLOAKROOM

With vanity wash hand basin and W.C. Heated towel rail and opaque glazed window

UTILITY ROOM



With inset stainless steel sink and base units, radiator and side entrance door

LIVING KITCHEN



A magnificent entertaining room having an extensive range of fitted units with integrated fridge and freezer, dishwasher,. Two radiators. 5-fold doors open into the rear garden with glazed roof skylight

FIRST FLOOR LANDING



With dog leg staircase and glass balustrade

REAR BEDROOM

with large window enjoying elevated views over the Winterhills. Radiator

EN SUITE



Comprising of a glass walk-in shower enclosure with overhead drench shower, vanity wash hand basin and close coupled W.C. Ceramic tiling to the walls and floor, heated towel rail and opaque window

FRONT BEDROOM



Having a deep window and radiator

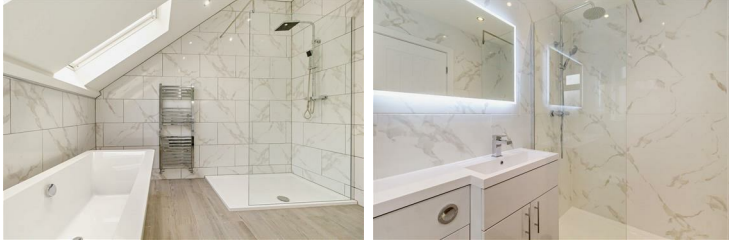
FRONT BEDROOM

With radiator and window

REAR BEDROOM

With radiator and window offering elevated views

FAMILY BATHROOM



Comprising a panelled bath with freestanding shower, close coupled W.C. and vanity wash hand basin. Glass shower enclosure. Heated towel rail and opaque window

SECOND FLOOR LANDING

Having 2 Velux skylight windows.

FRONT BEDROOM

With vaulted ceiling, radiator and window

REAR BEDROOM



With vaulted ceiling, radiator and window

BATHROOM



With panelled bath and free standing shower, 'his and hers' vanity basins and close coupled W.C. Heated towel rail. Glass shower enclosure and two skylight windows in the pitched ceiling.

OUTSIDE



To the front is a tarmac drive leading to the single integral Garage.

To the rear is an enclosed fenced lawned garden

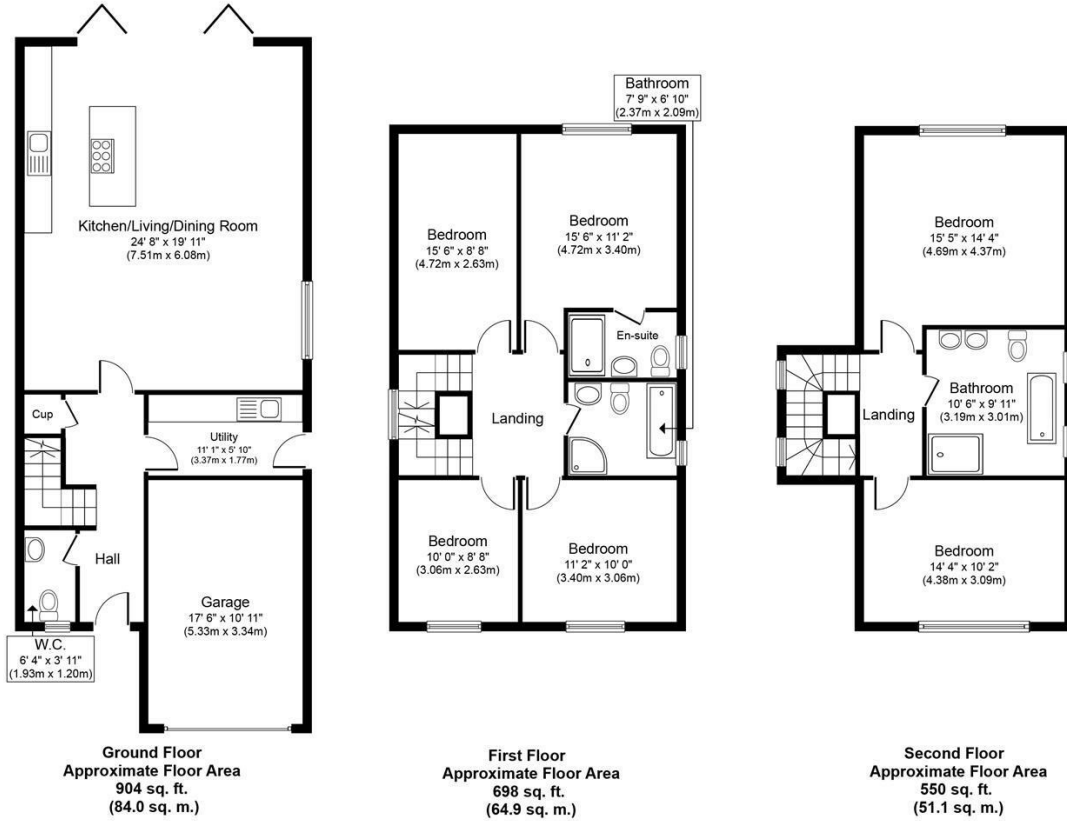
MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: To be assessed

EPC Rating C

Floor Plan

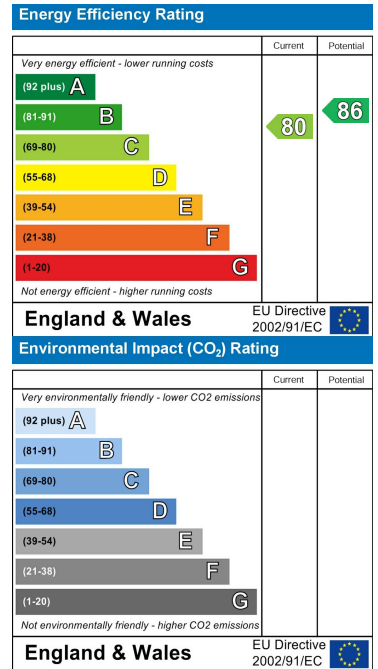


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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