



PRESTIGIOUS HOMES

merryweathers
Est. 1832

Kimberworth Road, Kimberworth, Rotherham, S61 1HG

Offers In The Region Of £375,000

An individually designed split-level 4 BEDROOM DETACHED BUNGALOW set back from the main road in gardens totalling approx. a third of an acre.

The bungalow offers spacious and versatile accommodation complemented by GAS CENTRAL HEATING, DOUBLE GLAZING, FITTED KITCHEN AND DOUBLE GARAGE. The accommodation briefly comprises: Reception Hall, Cloakroom, 7m Lounge, separate Dining Room, fitted Breakfast Kitchen, Utility Room, master Bedroom with En-Suite, three further Bedrooms, and family Bathroom.

A sweeping driveway provides ample parking space and leads to the double Garage. To the rear is a large lawned garden

SPLIT LEVEL RECEPTION HALL

CLOAKROOM

With W.C. and pedestal wash hand basin

LOUNGE

23'1" x 14'8"

The focal point of the room being the ornate wood fireplace surround with log effect gas fire on a raised hearth. Patio doors open directly into the rear garden, two additional picture windows. Glazed double doors open into the Dining Room

DINING ROOM

12'11" x 12'11"

With patio doors opening into the rear garden

BREAKFAST KITCHEN

14'7" x 13'0"

With an extensive range of Oak finish base and wall units with contrasting work surfaces. Inset polycarbonate sink set beneath the rear facing window. Gas range with double ovens and high level extractor hood.

UTILITY ROOM

11'5" x 5'8"

With fitted worktop and inset stainless steel sink, space and plumbing for washing machine. Cloaks cupboard

MASTER BEDROOM

12'11" x 12'7"

With built-in wardrobes and front facing box bay window

EN-SUITE SHOWER ROOM

With tiled shower cubicle, pedestal wash hand basin and W.C. Opaque window

SIDE BEDROOM TWO

11'3" x 10'5"

BEDROOM THREE

21'7" x 13'9"

A split-level room with pine flooring and built-in wardrobes, two side facing windows

BEDROOM FOUR

11'3" x 6'5"

With front facing window

FAMILY BATHROOM

With white suite comprising a panelled bath with mixer tap shower attachment, pedestal wash hand basin, W.C. and bidet. Corner shower cubicle. Opaque glazed window.

OUTSIDE

A sweeping driveway leads to front of the bungalow and provides ample parking for several vehicles and also leads to the DOUBLE GARAGE.

To the rear is a substantial lawn with mature trees and hedging.

Council Tax Band E

Tenure Freehold

Property Type Detached Bungalow

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Garage + drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

[https://check-for-](https://check-for-flooding.service.gov.uk/find-location)

[flooding.service.gov.uk/find-location](https://check-for-flooding.service.gov.uk/find-location)

Planning permissions N/A

Accessibility features N/A

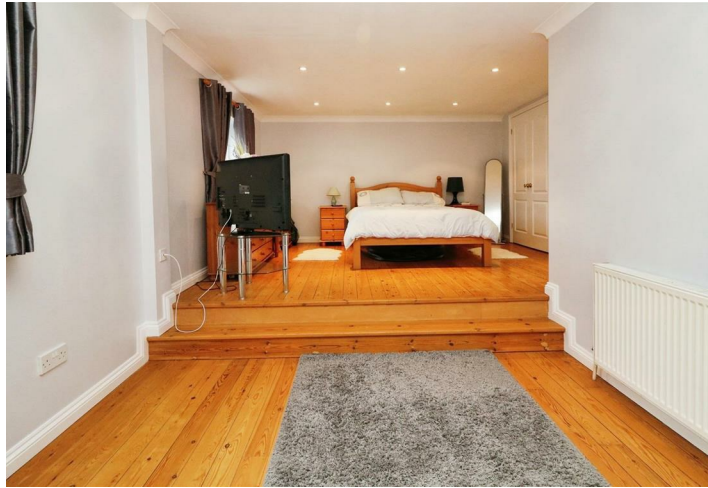
Coal mining area South Yorkshire is

a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/w>

We advise all clients to discuss the above points with a conveyancing solicitor.



Floor Plan



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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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