



# PRESTIGIOUS HOMES

merryweathers  
Est. 1832

Kimberworth Road, Kimberworth, Rotherham, S61 1HG

**Offers In The Region Of £360,000**

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

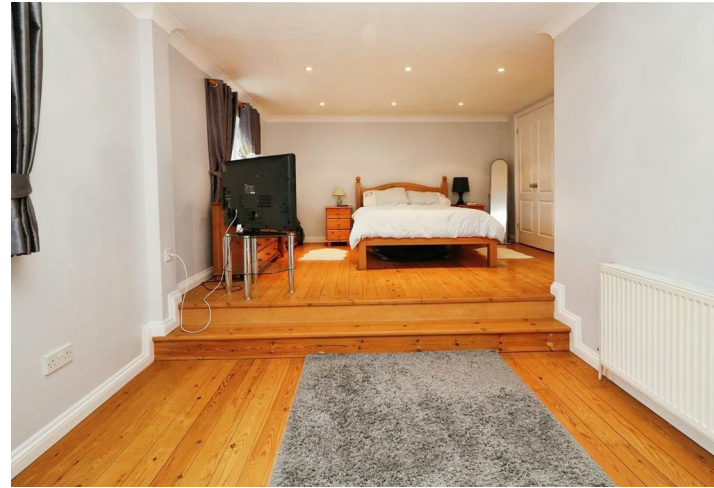
Coal mining area South Yorkshire is

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



# PRESTIGIOUS HOMES



## Area Map



merryweat

(Rotherham) Limi

1 E-mail: residential@merryweathers.co.uk

arnsley, Doncaster, Maltby and Mexborough

ate Street, Moorgate, Rotherham S60 2EY Registered in England and Wales No. 6679044

**Residential Lettings & Management Land & New Homes Commercial Sales, Acquisitio**  
**ors Rural Property Expert Witness Reports Auctions**

## Energy Efficiency Graph

