



287 Kimberworth Road, Kimberworth, Rotherham, S61 1HF

**Offers In The Region Of £320,000**

An individually designed split-level FOUR BEDROOM DETACHED FAMILY HOME which occupies an extensive plot and offered for sale with NO UPWARD CHAIN.  
The property offers versatile and extensive accommodation which will only become apparent at the time of inspection and is complimented by an extremely large rear garden directly adjoining Bradgate Park.



## RECEPTION HALL

With uPVC door and glazed side panel, radiator and laminate floor

## BEDROOM 4/OFFICE/STUDY



With front facing uPVC window and radiator

## REAR BEDROOM



With radiator and arch through to the Dressing area with fitted wardrobes, skirting radiator and rear facing uPVC window

## BATHROOM



With claw foot bath, vanity wash hand basin, W.C. bidet and corner shower cubicle. heated towel rail, tiling to the walls and floor. uPVC opaque window

## SEPARATE W.C.



With W.C. and vanity wash hand basin, uPVC opaque window

## SPLIT-LEVEL LOUNGE/DINING ROOM



With feature stone chimney breast to the Lounge area with open grate and parquet flooring. Front facing uPVC window with radiator beneath. Panelled ceiling. Steps rise to the Dining area with gas wall heater, panelled ceiling and uPVC door opening into the Sun Lounge. An open tread staircase descends to the Kitchen

## SUN LOUNGE



With uPVC windows enjoying far-reaching views over Bradgate Park and beyond

## KITCHEN



Having an extensive range of Oak faced base and wall units with inset double bowl stainless steel sink set beneath the rear facing uPVC window with uPVC door to

one side. Integrated 5 ring gas hob with extractor hood and electric double oven. 'Vulcan' gas boiler. Walk-in Pantry and additional Storeroom

## FIRST FLOOR LANDING

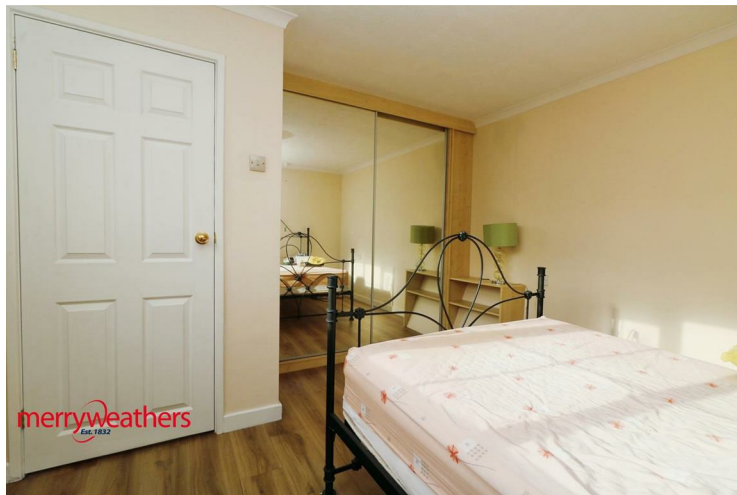
With front facing uPVC window

## BEDROOM



With fitted wardrobes and bedside cabinets to two walls, radiator and uPVC window

## BEDROOM



With built-in mirrored wardrobes, radiator and uPVC window

## OUTSIDE



A concreted drive leads past the front garden to the large rear concreted parking/turning area giving access to the Garage

## DOUBLE GARAGE

## MATERIAL INFORMATION

Council Tax Band: D

Tenure : Freehold

Property Type Detached house

Construction type Brick

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 Drive & Garage

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-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/web/home.xhtml>

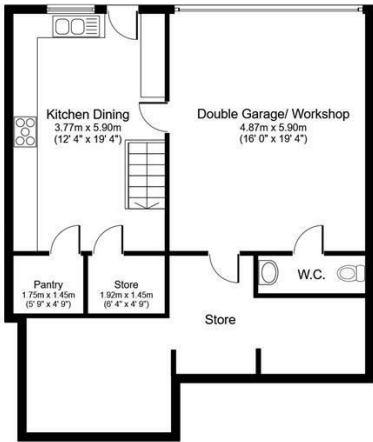
We advise all clients to discuss the above points with a conveyancing solicitor.



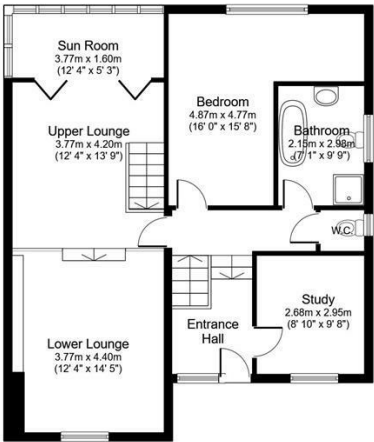
Floor Plan

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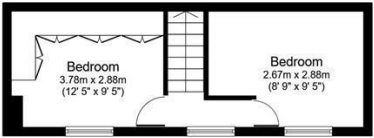
Total floor area 136.9 sq.m. (1,474 sq.ft.) approx (Excluding Double Garage and adjoining Rooms)



Lower Ground Floor



Ground Floor



First Floor

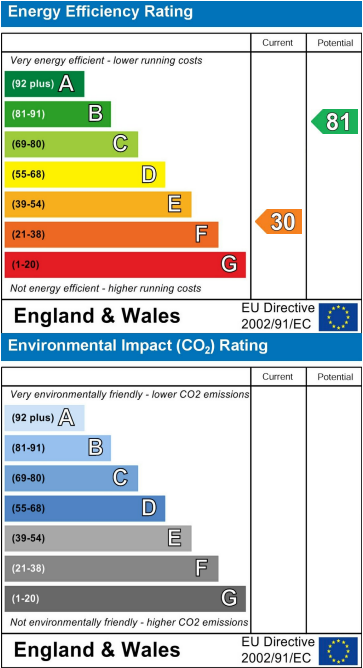
Floor plans are for identification purposes only. All measurements are approximate.

Created using Vision Publisher™

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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