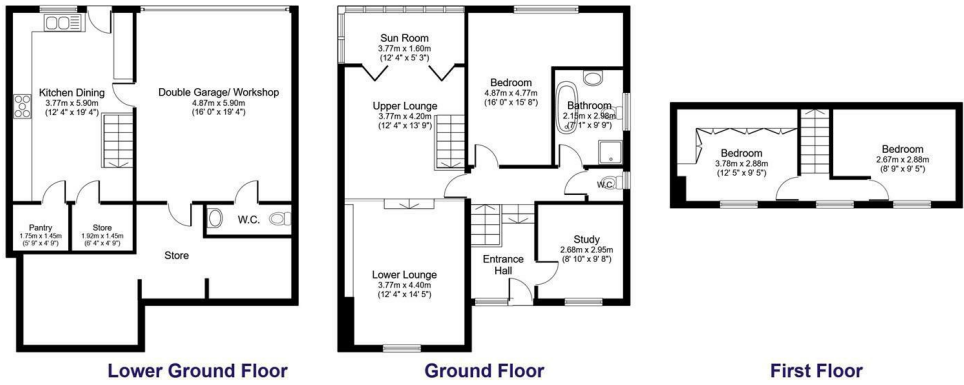


Floor Plan

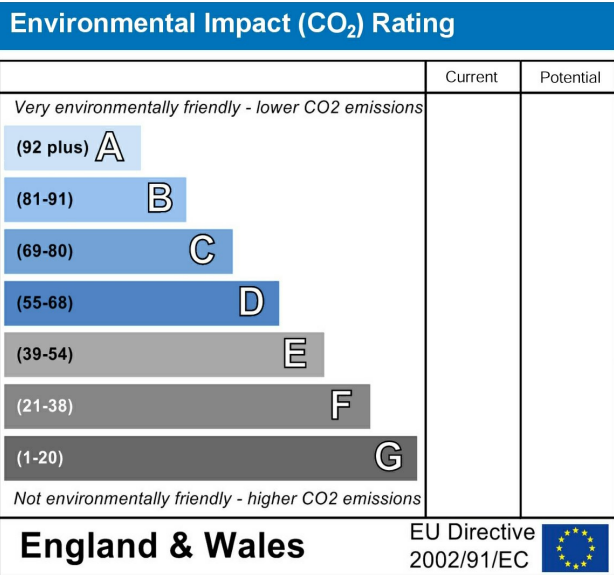
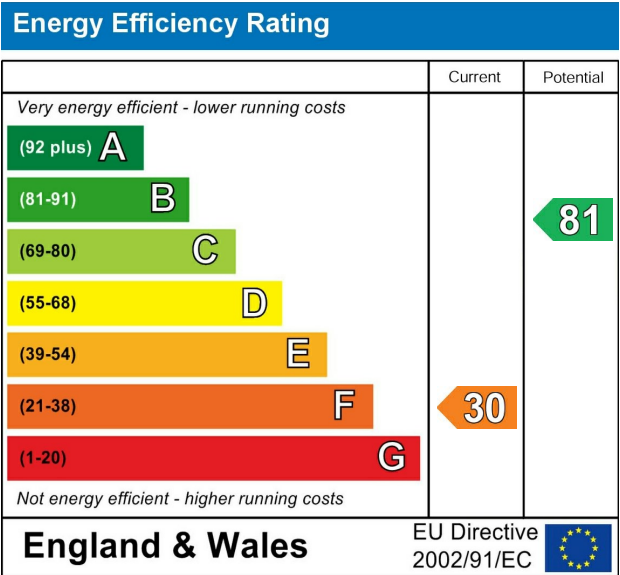
287 Kimberworth Road, ROTHERHAM, S61 1HF  
Total floor area 136.9 sq.m. (1,474 sq.ft.) approx (Excluding Double Garage and adjoining Rooms)



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

Created using Vision Publisher™

Energy Efficiency Graph



Area Map



merryweathers  
Est. 1832



287 Kimberworth Road, Kimberworth,  
Rotherham, S61 1HF  
Offers Over £260,000

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.



# Key Points

- DETACHED HOME
- NO UPWARD CHAIN
- LARGE DOUBLE GARAGE WITH ADDITIONAL PARKING FOR MULTIPLE VEHICLES
- INDIVIDUAL SPLIT-LEVEL FOUR BEDROOM DETACHED FAMILY HOME
- EXTENSIVE LAWNED GARDENS TO REAR ADJOINING BRADGATE PARK
- LARGE AND VERSATILE ACCOMMODATION

**## UNDER OFFER ##** 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.

# About This Property

**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.

