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Clement Mews, Rotherham



£125,000

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An attractive home offering well presented and versatile accommodation, ideal for first time buyers, couples or those looking for additional space to work from home. The property briefly comprises a welcoming living room with wood effect flooring and a staircase leading to the first floor, together with a fitted kitchen offering a range of wall and base units, ample worktop space and room for appliances.

To the first floor are two bedrooms, along with a further room currently arranged as a home office, providing useful flexibility to suit a variety of needs. The property also benefits from an enclosed rear courtyard, offering a private outdoor space to enjoy.



- Versatile Accommodation To Suit A Variety Of Needs
- Spacious Fitted Kitchen With Ample Cupboard And Worktop Space
- Modern Bathroom With Contemporary Style Fittings
- Bright And Welcoming Lounge
- Well Presented Accommodation Throughout
- Gas Central Heating
- Council Tax band A
- Energy Rating D

Bedroom 1
A spacious double bedroom featuring a large double glazed window allowing plenty of natural light, radiator and attractive wood effect flooring. The room also benefits from fitted storage space and offers ample room for bedroom furniture, with additional space for a desk or dressing area.

Bedroom 2
A well presented double bedroom situated within the converted loft space, benefiting from a vaulted ceiling with exposed wooden beams, recessed spotlights and a rear facing window providing natural light. The room also offers useful storage space and neutral decor, creating a bright and comfortable additional bedroom.

Bedroom3
A compact third bedroom featuring neutral decor, a window fitted with wooden blinds, radiator and wood effect flooring. The room also benefits from space for a single bed and a freestanding wardrobe.

Bedroom 4
A well presented fourth bedroom featuring neutral decor, fitted carpet and a window allowing plenty of natural light. The room also benefits from a radiator and space for bedroom furniture, with ample room to accommodate a desk and wardrobe. Ideal for use as a home office, guest bedroom or additional bedroom.

Kitchen/Diner
A spacious and well presented kitchen fitted with a range of light wood effect wall and base units, complemented by dark work surfaces and a matching tiled splashback. The kitchen benefits from an integrated oven and gas hob, stainless steel sink with mixer tap, and space for a washing machine. A large window allows plenty of natural light into the room, while the generous floor space comfortably accommodates a dining table, making it ideal for everyday family living and entertaining.

Lounge
A welcoming and well proportioned lounge featuring attractive wood effect flooring, complemented by a stylish feature wallpapered wall and neutral decor. The room offers plenty of space for comfortable seating and everyday relaxation, with a front facing double glazed window allowing natural light to flow through. The staircase provides access to the first floor, while the layout offers a practical and inviting living space for the whole family.

Family Bathroom
Bathroom Fitted with a modern white three piece suite comprising a panelled bath with overhead electric shower, wash hand basin set within a vanity unit and low level WC. Finished with contemporary grey wall tiling and complementary flooring, the bathroom also benefits from a heated towel rail, frosted double glazed window and ceiling lighting.

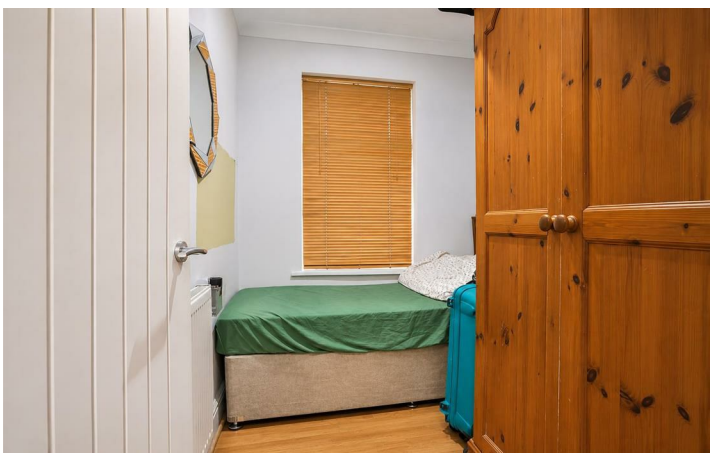
Outside
The property benefits from a generous rear garden, providing a good amount of outdoor space. The garden is enclosed by timber fencing, with a grassed area and established greenery along the boundaries. There is plenty of potential for landscaping and creating an attractive outdoor space, ideal for relaxing or enjoying time outside.

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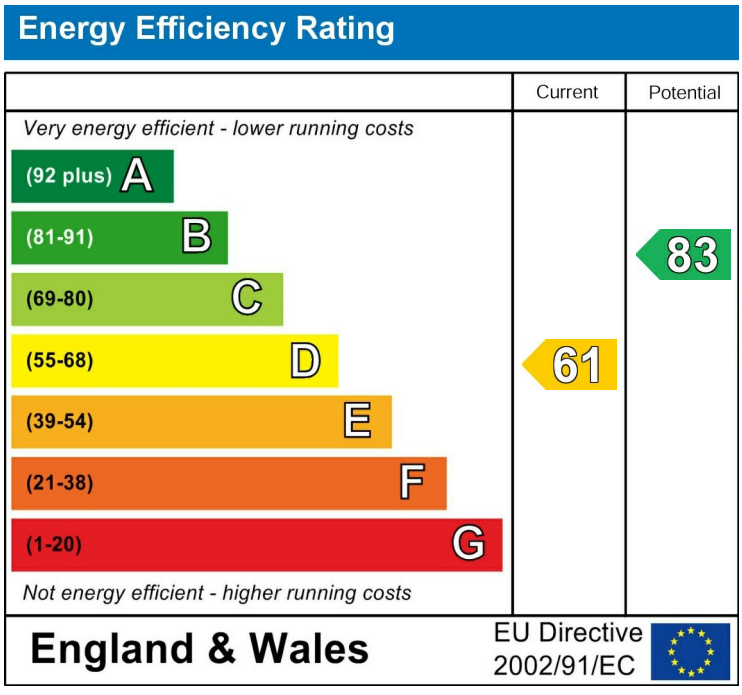



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Opening hours:
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Floor Plan





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