



2 College Park Close, Rotherham
Rotherham

Guide Price **£450,000 - £475,000**

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Guide Price: £450,000 to £475,000. This spacious FOUR Bedroom Detached Family Home located in a Sought-After Cul-de-Sac on the ever-popular College Park Close.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: To be confirmed

- FOUR Bedroom Detached Family Home!
- Highly sought-after & Peaceful Location
- Spacious Lounge Flowing into Seperate Dining Room with Plenty of Natural Light
- Contemporary Fitted Kitchen with Breakfast Bar & Built in Appliances
- Sun Room With Roof Still Under Guarentee & Additional Garden Room
- Three Double Bedrooms & One Single
- Double Garage with Electric Doors
- Private and Peaceful Sweeping Gardens.
- Freehold | EPC to be confirmed



2 College Park Close

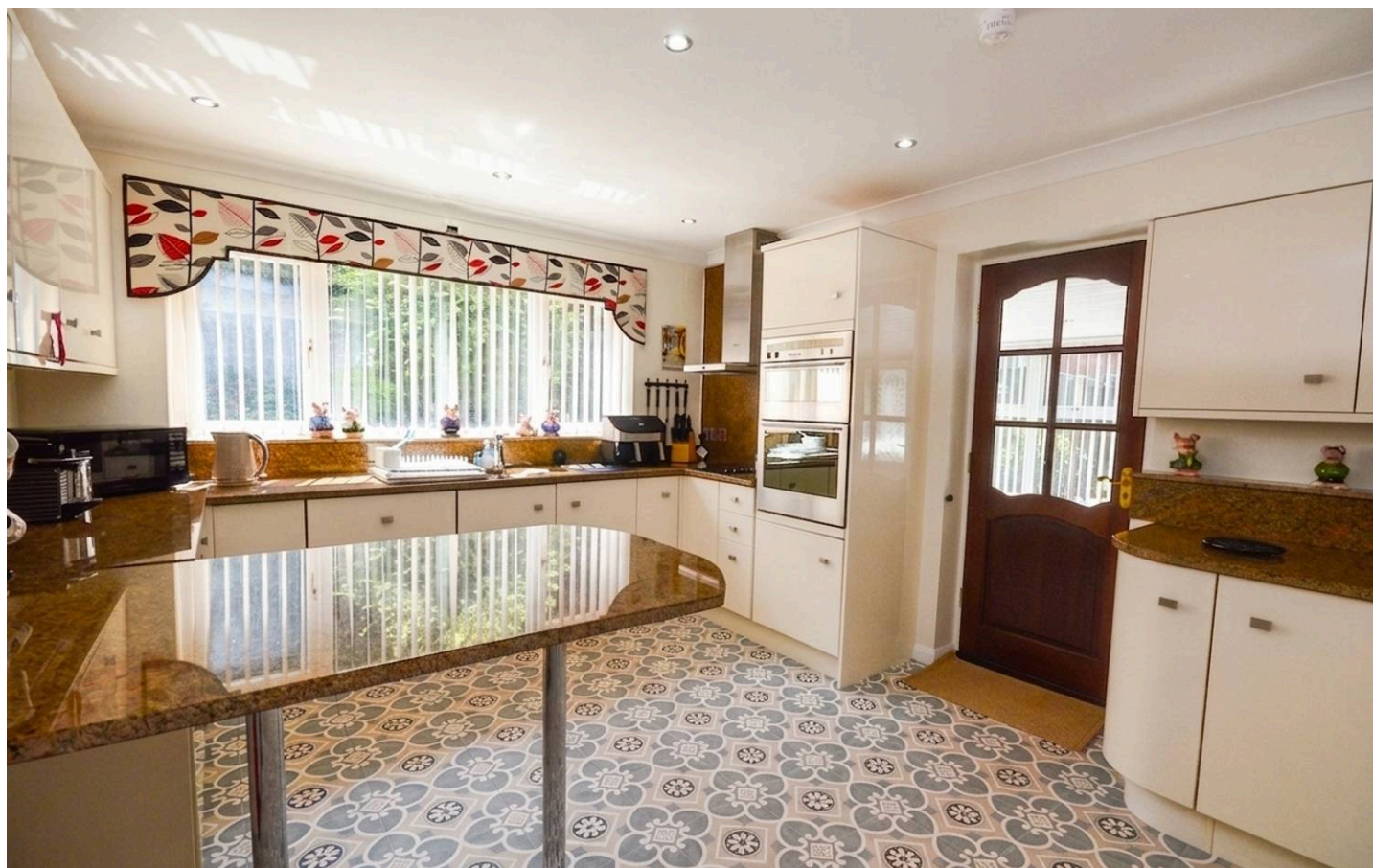
Rotherham

Guide Price: £450,000 to £475,000. This **spacious FOUR Bedroom Detached Family Home** located in a **Sought-After Cul-de-Sac** on the ever-popular **College Park Close**. This impressive FOUR Bedroom family home offers well proportioned living space, versatile accommodation, beautifully maintained gardens, and an excellent setting. Conveniently located within walking distance of local amenities, Rotherham General Hospital, and excellent transport links, this property is ideal for growing families.

The accommodation briefly comprises a welcoming Entrance Hall leading into a spacious Lounge, featuring a charming fireplace and large windows that fill the room with natural light. A feature archway opens into the generous Dining room, which in turn benefits from sliding patio doors leading into the bright and airy Sun Room, offering panoramic views across the **picturesque** rear Garden.

The contemporary Kitchen is stylishly designed and fitted with a breakfast bar, integrated oven, electric hob, dishwasher, fridge and freezer. Beyond the kitchen is a versatile Garden room, perfect for a variety of uses with internal access to the integral double Garage and an additional door leading to the garden. The Ground Floor also benefits from a convenient WC and a separate Study, ideal for home working or flexible family living.

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- Contemporary Fitted Kitchen with Breakfast Bar &



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To the First Floor, a sweeping staircase leads to the well sized landing. The Master Bedroom features fitted wardrobes and a practical En-suite Shower room complete with WC, wash basin and shower enclosure. There are two further generous double Bedrooms, along with an excellent fourth Bedroom that provides a larger-than-average single room, ideal as a child's Bedroom or guest Bedroom. The Family Bathroom is finished in neutral tones and comprises a full sized bath with shower over, vanity wash basin, and WC.

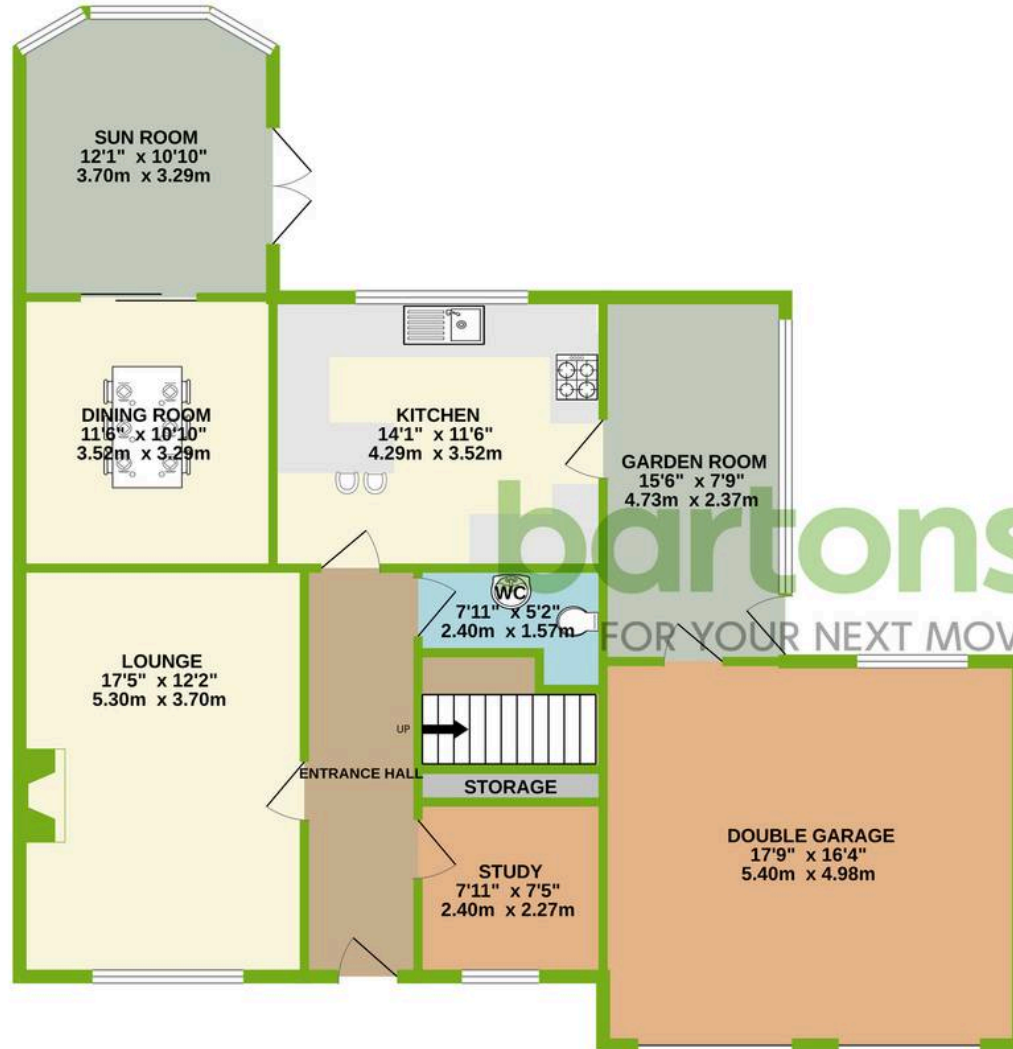
Externally, the property enjoys an attractive frontage with a sweeping driveway providing off road parking for multiple vehicles, leading to a spacious double Garage with electric remote controlled doors.

The beautifully landscaped rear Garden offers a true sense of tranquillity, featuring a well maintained lawn, mature trees, established shrubs, and thoughtfully planted borders. A paved patio provides the perfect space for outdoor dining, while the immaculate composite decking creates an inviting area to relax and enjoy the peaceful surroundings.

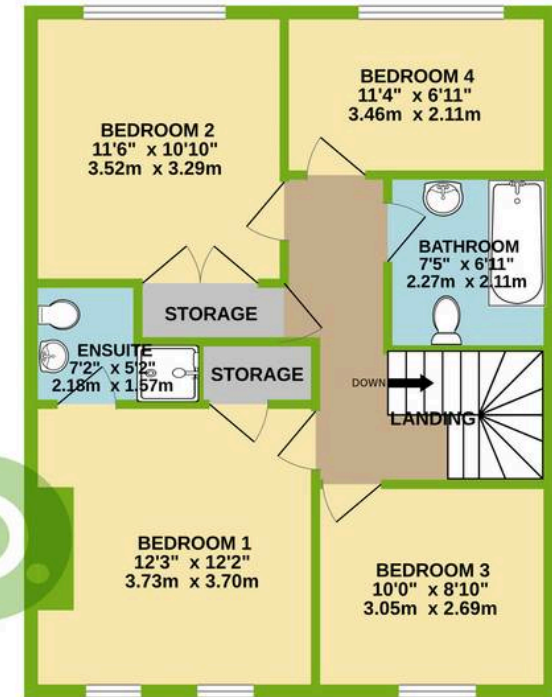
This exceptional family home combines generous living space, flexible accommodation, and a highly desirable location, making it a wonderful opportunity for buyers seeking both comfort and convenience.



GROUND FLOOR
1249 sq.ft. (116.1 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1882 sq.ft. (174.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bartons Estate Agency, 51-53 Moorgate Street - S60 2EY

01709 515740 • info@bartons-net.co.uk • www.bartons-net.co.uk/