



West Bawtry Road, Rotherham S60 2XQ

welcome to

West Bawtry Road, Rotherham

.Situated on the highly sought after West Bawtry Road in Rotherham, this substantial detached home offers a flexible layout suited to a range of living arrangements, with generous indoor and outdoor space and the added benefit of no onward chain.



Entrance Hall

A welcoming and spacious entrance hall featuring decorative coving to the ceiling and stylish laminate flooring. A spindled staircase rises to the first-floor landing, with a useful under-stairs storage cupboard providing practical additional storage space.

Lounge

A fantastic-sized reception room featuring attractive coving to the ceiling, creating a sense of space and character. The focal point of the room is the charming log-burning stove inset within the chimney breast, providing a warm and cosy atmosphere. Benefiting from two side-facing windows that allow for plenty of natural light, the room also features patio doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living.

Kitchen

The impressive open-plan kitchen, dining and living area provides the perfect space for modern family living and entertaining. The kitchen is fitted with a stylish range of grey shaker-style wall and base units, with wall-mounted units incorporating an extractor hood. Complementing worktops incorporate a breakfast bar, hob, eye-level oven, one-and-a-half bowl sink and drainer, with additional space for a fridge freezer and plumbing for a washing machine. A front-facing window allows for plenty of natural light, while a useful pantry provides additional storage and space for a tumble dryer. The living and dining area benefits from attractive coving to the ceiling and a front-facing window, creating a bright and welcoming environment.

Landing

The first-floor landing is bright and spacious, featuring attractive coving to the ceiling and a spindled balustrade that enhances the character of the home. A useful storage cupboard provides practical space for everyday essentials, while a rear-facing window allows plenty of natural light to flood the area.

Bedroom One

A well-proportioned double bedroom featuring attractive coving to the ceiling, enhancing the room's character and appeal. A front-facing window allows for an abundance of natural light, creating a bright and comfortable space ideal for relaxation.

Bedroom Two

A further good-sized double bedroom featuring attractive coving to the ceiling, adding to the room's character and charm. A front-facing window provides ample natural light, creating a bright and welcoming space with plenty of room for freestanding furniture.

Bedroom Three

A further well-proportioned double bedroom featuring attractive coving to the ceiling, creating a sense of character and charm. A rear-facing window overlooks the garden and allows for plenty of natural light, making this a bright and comfortable space ideal for a range of uses.

Bedroom Four

A further double bedroom benefitting from a side-facing window, allowing for plenty of natural light. Offering versatile accommodation, this well-proportioned room provides ample space for bedroom furniture and could also be utilised as a home office, dressing room or guest bedroom.

Bedroom Five

This versatile room benefits from a side-facing window that allows natural light to fill the space. The room also enjoys the added convenience of an en-suite comprising a WC and wash hand basin. Offering flexible accommodation, the room could continue to be used as a bedroom or alternatively serve as a home office, nursery, dressing room, or hobby room to suit a variety of needs.

Bathroom

The family bathroom is beautifully appointed with a white four-piece suite comprising a freestanding bath, separate shower cubicle, low-flush WC and

double vanity wash hand basins. Complemented by tiled walls and a tiled floor, the room is both stylish and practical, while a side-facing window provides natural light and ventilation.

Outside

Irregular Shaped Room x (x)

To the front of the property is a driveway providing ample off-road parking, complemented by a well-maintained lawned garden.

To the rear of the property the garden has been thoughtfully designed for both relaxation and entertaining, featuring a log-burning stove and a dedicated space for a hot tub. A generous lawn provides ample outdoor space, whilst a raised seating area offers the perfect spot for al fresco dining and social gatherings. There is also a covered entertainment area housing a pool table, creating a fantastic all-weather retreat. To the rear of the garden sits a double garage, providing excellent storage and secure parking.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



check out more properties at williamhbrown.co.uk



welcome to

West Bawtry Road, Rotherham

- Highly sought after area
- Off road parking & garage access to the rear of property
- Five bedroom semi detached property
- No onwads chain
- Close to local amenities & transport links

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£350,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:

RTF117124 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk