

FOR SALE



East Bawtry Road, Rotherham
Guide Price £350,000


MARTIN & CO



East Bawtry Road, Rotherham

2 Bedrooms, 1 Bathroom

Guide Price £350,000

- Beautifully appointed
- Two double bedrooms
- Sought after location
- Immaculate gardens
- Drive and garage

GUIDE PRICE - £350,000 - £360,000. Positioned along East Bawtry Road in Rotherham, this beautifully upgraded property offers a bright and modern setting that's ready for immediate occupation. The current owner has carried out a complete renovation, bringing in a clean, contemporary finish that complements the generous layout. Every detail has been carefully considered-from oak internal doors to granite worktops-creating a high-spec interior that feels both stylish and practical and triple glazing to the front, side and rear bedroom windows. Outside, the standard continues with immaculate gardens both front and rear, giving the property great kerb appeal and a calm, private outdoor space.

The property is entered through a practical front porch, which opens into a welcoming entrance hall fitted with mirrored storage cupboards. From here, access is available to all rooms. The main lounge is generously sized and benefits from a dual aspect, allowing natural light to fill the space throughout the day. A focal point is created by the stylish fire surround, offering both comfort and character to the room.

The breakfast kitchen is a real standout feature. Fitted with a range of high-gloss white wall and base units, it's as functional as it is modern. Integrated appliances help to maintain clean lines, while granite worktops



provide a hard-wearing and attractive surface. A granite breakfast bar adds extra workspace and a casual dining spot, ideal for daily use. Every corner of the kitchen feels thoughtfully designed and well-executed.

Both bedrooms are double in size and come with built-in wardrobes, adding excellent storage without compromising on floor space. The larger-than-average shower room has also been fully modernised. It's fitted with a crisp white three-piece suite, including a large walk-in shower.

Outside, the gardens offer just as much appeal as the interior. The front garden has a neat lawn and well-kept shrub borders, setting a tidy tone on arrival. A gated driveway runs alongside the house, leading to a detached garage, providing secure off-road parking and additional storage. The rear garden is particularly generous in size. There's a patio area for seating, a central lawn, and surrounding borders stocked with mature shrubs and trees. The result is a private and peaceful outdoor space that suits both quiet afternoons and small gatherings.

The location is particularly convenient. East Bawtry Road gives straightforward access to the M1 and M18 motorway networks, as well as the Sheffield Park way. These links make travel into Sheffield, Doncaster and beyond fast and easy-ideal for commuters. Local bus services also run along the road, connecting the area to Rotherham town centre and neighbouring communities.

Rotherham General Hospital is just minutes away by car, adding further convenience for healthcare workers or those wanting nearby medical facilities. Daily amenities are also well covered, with a range of local shops close by and major supermarkets including Morrisons, Aldi, and Tesco Extra all within a short drive. For families, there are several well-regarded schools nearby, including Whiston Worrygoose Junior and Infant School and Sitwell Junior School, both with solid Ofsted ratings.

This part of Rotherham remains popular with a wide range of buyers, thanks to its access to services, green spaces, and key transport routes. Everything about this property-from the modern interior to the carefully



maintained exterior-makes it an easy and appealing choice for someone looking to avoid the cost and time of renovation work.

The quality of the renovation and the condition of the property stand out straight away, but it's the combination of generous room sizes, usable outdoor space, and location that really completes the package. Whether it's proximity to essential services, motorway access, or simply a house that needs no work, this one ticks a lot of boxes.

FRONT ENTRANCE PORCH With karndean flooring, front facing double glazed composite entrance door and an oak door with glass panel opens into the entrance hall.

ENTRANCE HALL With Karndean flooring and downlights to the ceiling. The good size hall gives access to all rooms with oak doors. There are mirror fronted wardrobes providing ample storage. Access to the loft which has a pull down ladder.

LOUNGE A generous size reception room which is beautifully maintained. The front facing picture window is triple glazed, and two further side facing triple glazed windows offering plenty of natural light. the focal point of the room is the feature marble fire surround with marble back and inset living flame gas fire.

BREAKFAST KITCHEN This contemporary designed breakfast kitchen has an extensive range of fitted wall and base units in high gloss white. Wall units include contemporary style extractor hood and under cabinet lighting. Base units are set beneath granite worktops which include a one and a half bowl sink with mixer tap, Samsung induction hob, Neff electric oven with up and over door, integrated Neff combi oven/ microwave and Neff fridge freezer. With splash back paneling and downlights to the ceiling and granite fitted dining table. Rear facing double glazed window, side facing triple glazed window and rear facing composite double glazed entrance door.

BEDROOM ONE A double size room with built in mirror fronted wardrobes with internal draws and TV point and triple glazed front facing window.

BEDROOM TWO A double size room with mirror fronted wardrobes with internal drawers, TV point and rear facing double glazed window.

SHOWER ROOM A stunning shower room fitted with a pristine white three piece suite. Comprising of a walk in shower cubicle, vanity wash hand basin with storage cupboards and low flush wc. With downlights to the ceiling, aqua panelling to the walls, wall mounted mirror with LED lighting, heated towel rail and rear facing double glazed window.

OUTSIDE Position on a slip road away from the main road. The front garden is immaculately maintained with manicured lawn with shrub borders. There is a drive to the side of the property with lockable double gates with a paved lead to a detached garage with up and over



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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