



## The Lodge, High Street

Kimberworth, Rotherham, S61 2BF

Guide Price £325,000



- 4 BED STONE DETACHED HOUSE
- SOUGHT AFTER DEVELOPMENT
- LARGE PLOT SIZE
- LOTS OF POTENTIAL TO PUT YOUR OWN STAMP ON IT
- A SHORT DRIVE TO THE M1 OR ROTHERHAM TOWN
- 4 DOUBLE BEDROOMS
- GENEROUS ROOM SIZES THROUGHOUT
- LOW MAINTENANCE COURTYARD
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND E

# The Lodge, High Street

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GUIDE PRICE £325,000 - £350,000 Hosting a prominent spot on the charming High Street in Kimberworth, Rotherham, this impressive four-bedroom detached house offers a perfect blend of character and modern living. Set within a sought-after development, this stone-built property boasts a generous plot size, featuring delightful gardens at the front and a low-maintenance Yorkshire stone courtyard at the rear, ideal for outdoor relaxation.

Upon entering, you will find two spacious reception rooms that provide ample space for both entertaining and family life. The contemporary galley kitchen is designed for functionality, while the generous room sizes throughout the home allow for a flexible layout, giving you the opportunity to personalise the space to suit your lifestyle.

The property also includes a garage with a mezzanine floor in the eaves, providing an abundance of extra storage, along with convenient parking on the driveway in front of the garage.

Located in a vibrant area, this home is surrounded by reputable schools and is just a short drive from Rotherham town centre, ensuring that all essential amenities are within easy reach. Additionally, the proximity to the M1 motorway makes commuting a breeze.

Briefly comprising entrance hall, living room, downstairs WC, dining room, kitchen, utility room, master bedroom with ensuite shower room, three further double bedrooms, family bathroom and garage.

This four-bedroom detached house is not just a home; it is a canvas awaiting your personal touch. With its characterful features and prime location, it presents an excellent opportunity for families and individuals alike. Don't miss the chance to make this delightful property your own.

## ENTRANCE HALLWAY

An impressive, formal entrance hallway with a solid wooden glazed front door, also hosting a wall mounted radiator, telephone point, stairs rising to the first floor and doors leading to the WC, living room and dining room.

## DOWNSTAIRS WC

A great addition to any busy household, fully tiled, comprising oak flooring, low flush WC, wall mounted corner hand basin, wall mounted radiator, extractor fan and frosted double glazed window.

## LIVING ROOM

19'8" x 14'5" (6 x 4.4)

An elegant living room, drenched in natural light through a large front facing double glazed window and solid wooden glazed French doors opening out onto the courtyard, creating a great social space, boasting a contemporary light wood fireplace with metal surround and pebble effect gas fire giving a great focal point to the room and cosy feel in the wintry months, also hosting oak flooring, ambient wall lights, two wall mounted radiators and aerial point.

## DINING ROOM

15'8" x 10'2" (4.8 x 3.1)

A decadent dining room, generously sized, hosting Japanese Oak flooring, wall mounted radiator, atmospheric wall lights and double glazed wood framed window to the front elevation.

## UTILITY ROOM

6'10" x 6'6" (2.1 x 2)

A handy additional space comprising wooden work surfaces, under counter space and plumbing for washing machine and dryer, extractor fan, double glazed window and loft hatch leading to a boarded loft space.

## KITCHEN

17'0" x 10'9" (5.2 x 3.3)

An impressive galley kitchen, hosting an array of white wall and base units providing plenty of storage space, contrasting light grey work surfaces, inset cream composite one and a half bowl sink and drainer with mixer tap, electric range cooker with stainless steel extractor hood above, gas fitting lies behind if a gas cooker is desired, integrated dishwasher, space for tall fridge/freezer, inset spots, aerial point, two wall mounted radiators, door leading directly into the garage, double glazed window and glazed solid wooden door leading directly out to the courtyard.

## LANDING

A gallery style landing comprising double glazed window, wall mounted radiator and loft hatch leading to a boarded loft with lighting.

## BEDROOM 1

14'5" x 11'9" (4.4 x 3.6)

A good sized master bedroom, hosting an array of fitted wardrobes and vanity units with spotlights providing plenty of storage space and options, complete with aerial point, telephone point, wall mounted radiator, double glazed window and door leading to the ensuite shower room.

## ENSUITE

6'2" x 5'6" (1.9 x 1.7)

A serene ensuite, fully tiled in cream tones, comprising shower cubicle with electric shower, pedestal sink, low flush WC and extractor fan.

## BEDROOM 2

10'5" x 10'5" (3.2 x 3.2)

A good sized double comprising aerial point, telephone point, wall mounted radiator and front facing double glazed window.

## BEDROOM 3

11'5" x 10'2" (3.5 x 3.1)

A well presented third double bedroom comprising wall mounted radiator and aerial point.

## BEDROOM 4

11'2" x 6'11" (3.40m x 2.11m)

A fourth double bedroom, comprising wall mounted radiator and double glazed window.

## BATHROOM

6'6" x 6'2" (2 x 1.9)

A calming family bathroom, tiled in natural tones, comprising bath with shower over, pedestal sink, low flush WC, wall mounted radiator, extractor fan and frosted double glazed window.

## GARAGE

20'8" x 10'9" (6.3 x 3.3)

Offering secure parking or that extra storage we all crave, comprising up and over door, lighting, sockets and a further mezzanine floor in the eaves offering further storage.

## EXTERIOR

The front of the plot provides a substantial lawn area that could be made into a more private family garden if desired. To the rear of the property is a low maintenance, fully slabbed in Yorkshire stone, split level courtyard, perfect for entertaining in the summer months or sitting out on an evening, complete with outdoor lighting and outdoor tap. A block paved driveway in front of the garage provides off road parking.

# Floorplan



Total floor area 155.7 sq.m. (1,676 sq.ft.) approx

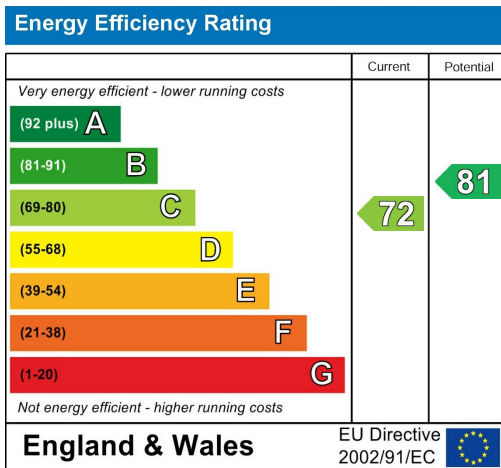
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io







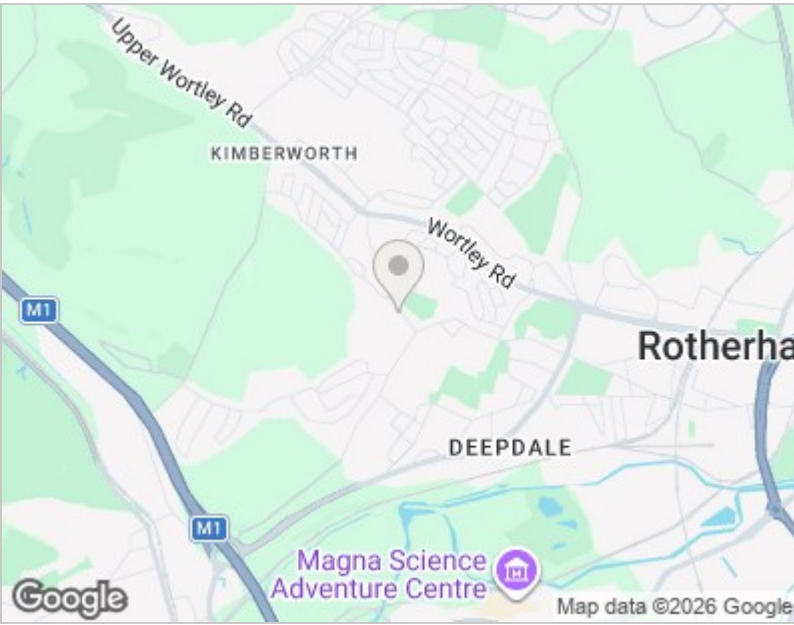
### Energy Efficiency Graph



### Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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