

FOR SALE



Broomfield Grove, Rotherham
Asking Price Of £200,000


MARTIN&CO



Broomfield Grove, Rotherham

3 Bedrooms, 1 Bathroom

Asking Price Of £200,000

- Semi detached
- Three bedrooms
- Two reception rooms
- Off road parking
- Popular location

Situated in a popular and established residential location, this spacious three bedroom semi detached home offers well proportioned accommodation across two floors, making it an appealing choice for a wide range of purchasers. With two separate reception rooms, a fitted kitchen, three good sized bedrooms and an enclosed rear garden, the property provides a practical layout suited to everyday family living. Broomfield Grove is conveniently positioned for access to Rotherham town centre, local amenities, schools and public transport links, making it particularly suitable for families, first time buyers and those looking for a home within easy reach of the town's facilities. The combination of generous living space, traditional features and a convenient location makes this a property worthy of an early viewing. The accommodation is approached via a side facing entrance door which opens into the entrance hall. This provides access to the ground floor rooms and features a traditional spindled staircase rising to the first floor landing. The hallway creates a central point from which the main living accommodation can be accessed, with the staircase adding a touch of character to the interior. Positioned towards the front of the property is the lounge, a comfortable reception room featuring a bay window which provides plenty of natural light and



adds to the feeling of space. A feature fire surround creates a focal point within the room, while the proportions allow for a variety of furniture arrangements. This is a versatile living area, providing space for relaxing or spending time with family. The second reception room is currently arranged as a dining room and offers further flexibility for modern family life. Featuring a traditional fire surround, the room has space for a family dining table and additional furniture. French style doors open directly onto the rear garden, providing a pleasant outlook and convenient access to the outside space. During the warmer months, these doors help connect the dining room with the garden, making the room particularly useful for family meals and entertaining. The kitchen is fitted with a range of grey wall and base units, offering a modern appearance alongside practical storage and worktop space. The contemporary colour scheme provides a smart finish, while the fitted cabinetry makes good use of the available space. The kitchen complements the more traditional features found elsewhere in the property,

creating a balance between character and modern practicality.

To the first floor, the landing provides access to all three bedrooms and the family bathroom. The bedroom accommodation comprises two double bedrooms and a generously proportioned single bedroom, offering flexibility for different household requirements.

The two double bedrooms provide comfortable sleeping accommodation with space for bedroom furniture, while the third bedroom is a particularly useful addition. Its proportions make it suitable as a child's bedroom, nursery, guest room or home office, depending on individual requirements. With home working becoming an increasingly common consideration, the availability of a separate room for office use adds to the versatility of the accommodation. Completing the first floor is the family bathroom, which is fitted with a white three piece suite. The neutral sanitaryware provides a practical space serving all three bedrooms.

Externally, the property benefits from hardstanding to



the front, providing a practical approach to the house. To the rear is an enclosed garden which offers a combination of lawn and patio areas. The lawn provides space for outdoor activities, while the patio is suitable for garden furniture, outdoor dining or simply enjoying the warmer weather.

The enclosed nature of the rear garden makes it a useful outdoor space for families, with the French style doors from the dining room providing direct access.

The combination of lawn and patio also offers opportunities for further landscaping or personalisation according to individual tastes.

LOCATION

Broomfield Grove is situated within an established residential area of Rotherham, conveniently placed for the facilities available in and around the town centre.

Rotherham offers a range of shopping, leisure and everyday amenities, including supermarkets, independent retailers, cafés, restaurants and healthcare facilities.

For wider shopping and leisure opportunities, Parkgate

Shopping and Meadowhall Shopping Centre are accessible by road, offering a selection of major retailers, restaurants and other facilities.

The location is also convenient for commuters, with Rotherham Central railway station providing rail connections towards Sheffield and Doncaster, alongside tram-train services linking Rotherham with Sheffield. The wider road network includes access to the A630, A631 and M1 motorway, making travel to surrounding South Yorkshire towns and employment centres straightforward.

Families will appreciate the choice of educational facilities within the wider Rotherham area, including primary and secondary schooling, while Rotherham College provides opportunities for further education. Overall, this is a spacious and versatile home offering two reception rooms, three well proportioned bedrooms and an enclosed rear garden in a convenient residential setting. With its traditional features, modern grey kitchen and access to local amenities and transport links, the property offers an

appealing opportunity for purchasers looking to establish their next home in Rotherham.

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