



Hill Top Lane,
Guide Price: £280,000 to £290,000



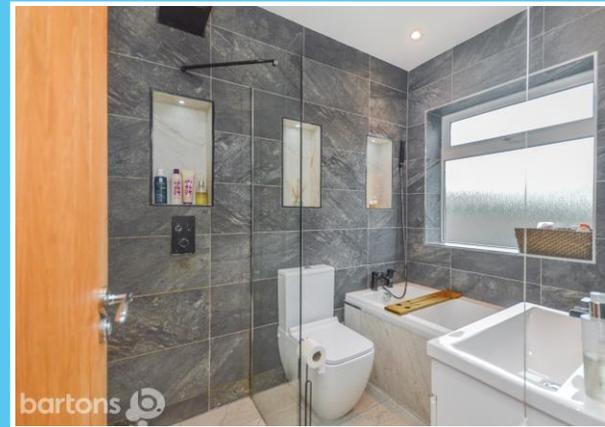
Three Bedroom Semi Detached House has been beautifully renovated to an immaculate standard throughout, this stunning family home offers modern, stylish living in a highly sought after location with excellent access to Rotherham, Sheffield, and major commuter links making this an ideal purchase for GROWING FAMILIES or COMMUTERS! The property comprises a welcoming Entrance Hall featuring bespoke under stair storage crafted from solid oak. This flows seamlessly into a bright Open Plan Kitchen Diner, complete with a modern Fitted Kitchen, ample storage cupboards, space for appliances, and a purpose built utility room to the side. The Dining area benefits from patio doors opening onto the rear garden, creating a perfect space for entertaining. This leads into a cosy yet elegant Lounge with a bay window welcoming an abundance of natural light, parquet flooring, and a charming log burner. The Master Bedroom features bespoke fitted wardrobes and a bay window, allowing plenty of natural light. The second Bedroom is a generous double, while the third Bedroom offers a versatile space ideal as a nursery, office, or guest room. The stylish Family Bathroom includes a walk in shower, full size bath, and a modern suite, complemented by the added convenience of a separate W.C. perfect for busy family life. To the rear is an immaculate, thoughtfully designed garden featuring decking, artificial lawn, barked areas, and vegetable planters. A standout feature of this home is the impressive, purpose-built SUMMER HOUSE (approximately 24'11"), complete with its own electrics, plumbing, W.C., and bifold doors opening onto a decked seating area, ideal as a home office, gym, or relaxation space.

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ACCOMMODATION

- Well Presented Bay Window Semi-Detached Home
- TURN KEY READY!
- Open Plan Lounge / Kitchen / Diner
- THREE generous Bedrooms
- Additional Utility space
- Driveway for Multiple Vehicles & Detached Garage!
- Low Maintenance Rear Garden
- Summer House with full Electrics



GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.3 sq.m.) approx.



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51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY
T: 01709 515740 E: info@bartons-net.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.org.uk		www.epc.org.uk	

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