



# Saville Road, Whiston, Rotherham, S60 4DX

Offers Over £200,000

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## Why You'll Love It

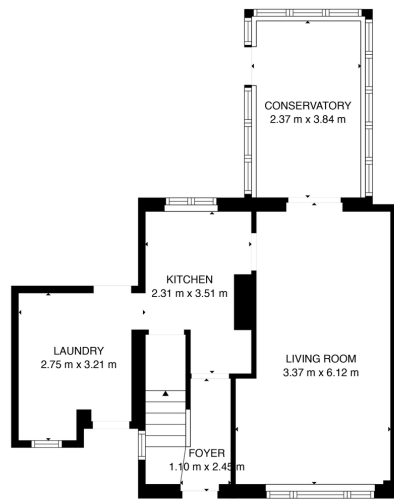
From the moment you step inside Saville Road, you will feel at home. The welcoming hallway leads you directly through to the heart of the house – the modern fitted kitchen. This space is designed for everyday ease, with a practical layout that makes cooking and entertaining simple. To the left, a clever extension creates a dedicated utility room, ideal for laundry and additional storage, while also giving access to both the front and rear of the home – a brilliant feature for family living.

To the right of the kitchen, you'll find the spacious open-plan living and dining room. This area has been thoughtfully designed to balance comfort with style, allowing for a cosy lounge at one end and a dining area at the other. Patio doors open into a bright conservatory, offering a flexible additional reception space. Whether you choose to use it as a dining room, a quiet reading spot, or a chilled-out retreat overlooking the garden, it enhances the flow of the home beautifully.

Upstairs, two double bedrooms provide generous proportions, both decorated with a modern touch and filled with natural light. The family bathroom sits alongside, finished with a contemporary suite and ideal for day-to-day convenience.

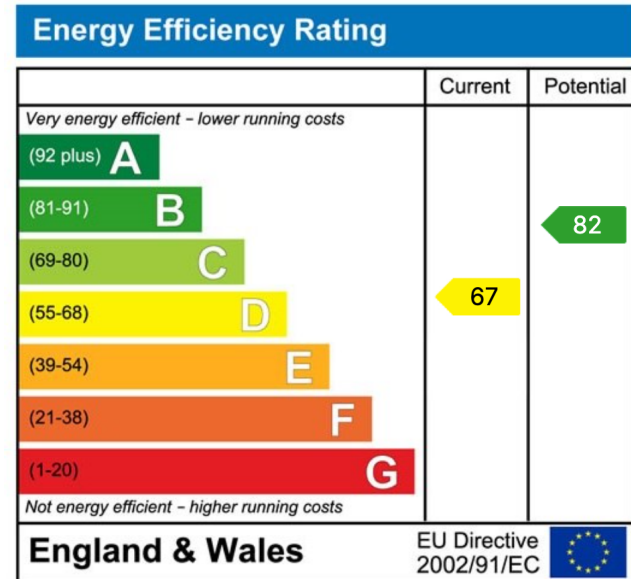
The outdoor space is equally appealing. To the rear, a good-sized garden stretches out, offering a perfect mix of lawn and patio areas – ideal for summer gatherings, barbecues, or simply enjoying some quiet time outdoors. At the front, a neat driveway provides parking for two cars, ensuring practicality matches charm.





TOTAL: 83 m<sup>2</sup>  
 GROUND FLOOR: 51 m<sup>2</sup>; FIRST FLOOR: 32 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 10 m<sup>2</sup>  
FLOOR PLAN CREATED BY MORFITT SMITH. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

- Modern Fitted Kitchen
- Extended Utility Room
- Open-Plan Living & Dining
- Bright Conservatory
- Two Double Bedrooms
- Contemporary Family Bathroom
- Rear Garden
- Front Driveway
- Desirable Whiston Location
- Excellent Commuter Links



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### Get in touch - arrange an appointment



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