

# FOR SALE



**East Bawtry Road, Rotherham**  
**Guide Price £300,000**

**MARTIN&CO**



## East Bawtry Road, Rotherham

4 Bedrooms, 2 Bathroom

Guide Price £300,000

- Semi detached
- Four bedrooms
- Two bathrooms
- Two garages
- Well appointed

GUIDE PRICE £300,000 - £320,000. This extended family home on East Bawtry Road offers a rare combination of flexible living space, a generous garden and extensive parking – all in a location that's consistently popular with those looking to stay well-connected while enjoying a more settled residential setting. Set back from the road with a wide driveway, the property has been thoughtfully developed over the years, with a side and rear extension creating additional living space that can suit a variety of needs, including multi generational living.

The main entrance opens into a front porch and hallway, where a spindled staircase leads to the first floor. From here the layout flows into a bay-fronted lounge that connects to a second sitting or dining area, currently used as a snug or music space. The bay window at the front brings in plenty of light, while a feature fireplace adds a focal point to the room. The layout makes good use of the space for family life, offering areas to relax, work, or entertain depending on needs.

One of the most versatile features of this property is the rear extension, originally designed as an annex. With its own shower room and garden access, this area is currently used as a formal dining room but could easily be adapted for a bedroom, home office, guest suite or even a space for older children or

relatives needing more independence. The room has a bay window overlooking the garden and the en-suite shower room includes a WC, basin and enclosed shower.

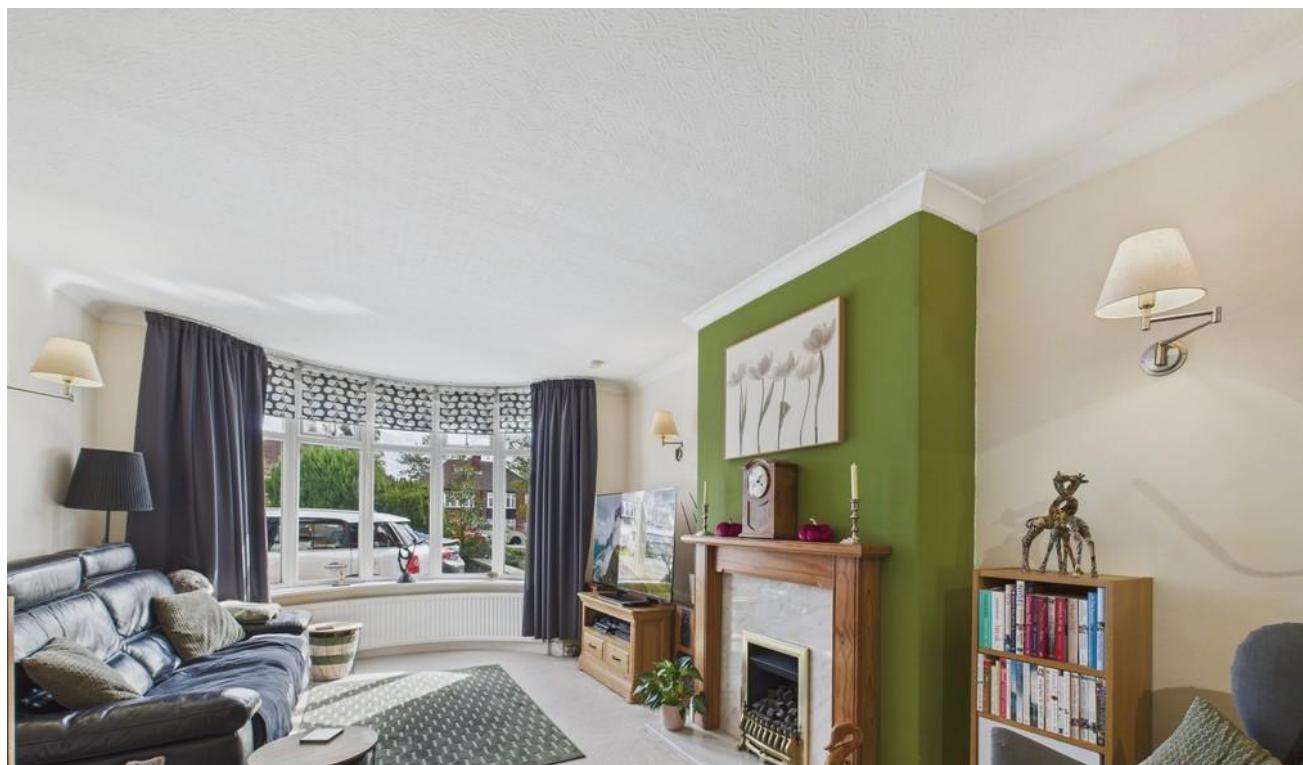
The kitchen is to the rear of the house and is fitted with a range of shaker style wall and base units. It's a practical space with plenty of storage and worktop area. The layout connects well with the rest of the downstairs, offering flexibility for everyday routines. Upstairs, the first-floor landing gives access to four bedrooms, all well-proportioned. These rooms are served by a modern family bathroom, fitted with a white three-piece suite including a larger-than-average double-ended bath – a good feature for those who prefer a soak at the end of the day. The space has a clean and modern feel throughout, with neutral finishes that make it easy to move straight into.

Outside, the rear garden is a standout feature. Enclosed and private, it's well-sized for families and includes a patio area with a built-in barbecue / pizza oven – ideal for outdoor meals or entertaining in the warmer months. Beyond this, there's a lawn with

mature planting, including an apple and a plum tree as well as two garden sheds for storage. The space feels well-established and is easy to enjoy without being too high maintenance.

Parking and storage are a strong point here. A wide driveway to the front provides off-road parking for several vehicles and the property also benefits from two garages. The main garage is an integral single with double doors at each end. There's also a further detached single garage with an up-and-over door. Location-wise, East Bawtry Road is well placed for families, professionals and commuters. Rotherham Hospital is just a short distance away, while the Sheffield Parkway, M1 and M18 motorways can all be reached in under ten minutes, offering direct access to Sheffield, Doncaster and the wider region. Public transport links run regularly along the main road, with bus routes heading into Rotherham town centre and beyond.

Local amenities are within easy reach, including several small local shops including The Tanyard at less than 2 miles away and further retail options at



nearby Canklow or Parkgate. For families, the property is in a convenient spot for schooling, with Sitwell Junior School and Oakwood High School both well regarded and nearby. Thomas Rotherham College is also close for sixth form and post-16 education.

Overall, this is a solid, well-extended family home with flexible space both inside and out, a sizeable garden and excellent transport access. The layout lends itself well to changing family needs, offering options for working from home, hosting guests, or supporting multi generational living without compromising on day-to-day comfort.

**ENTRANCE PORCH** With a front facing entrance door, front and side facing windows and door to the entrance hall.

**ENTRANCE HALL** With a spindled staircase rising to the first floor landing, Delft shelf and karndean flooring.

**LOUNGE / DINING ROOM** A well proportioned room with coving to the ceiling. There are four wall light points and the focal point of the room is the feature fire surround housing the living flame gas fire. A decorative arch semi separates the dining area, currently used by the present owners as a snug/music area. Double doors open into the annex / dining room.

**DINING ROOM / ANNEX** This versatile room was constructed as an annex, currently used as a formal dining room with coving to the ceiling and dado rail to half height. A rear facing bay window incorporates a door which gives access to the rear garden.

**EN SUITE SHOWER ROOM** With a white three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle. With coving to the ceiling, tiling to the walls and side facing window.

**KITCHEN** A beautifully appointed kitchen having a good range of fitted wall and base units in shaker style.

Wall units include extractor hood and underlighting. Base units are set beneath worksurfaces with matching splash back. With space for range style cooker, plumbing for washing machine, integrated fridge freezer, pantry, rear facing window and side facing entrance door leading to the integral garage.

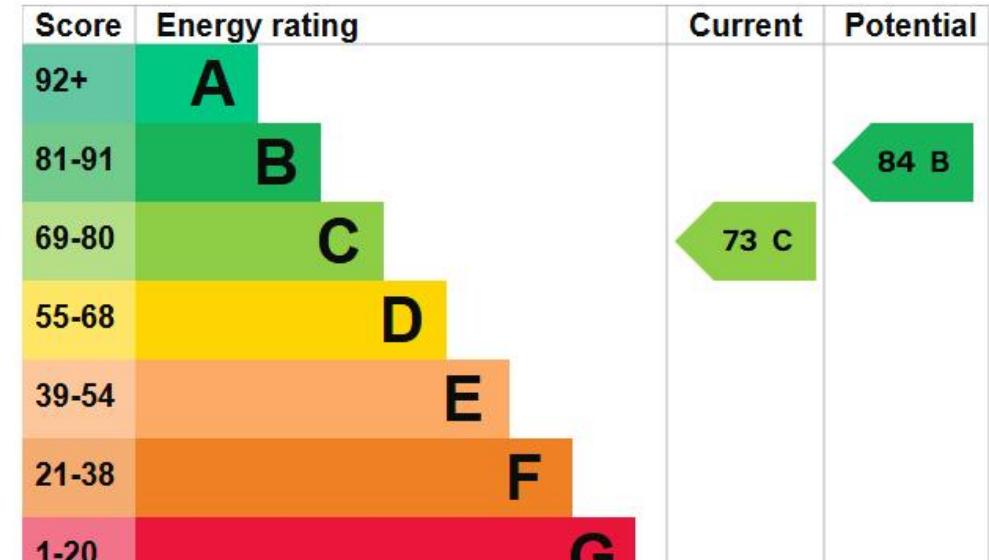
**LANDING** With spindled balustrade, boarded loft access with pull down ladder.

**BEDROOM ONE** A double size room with coving to the ceiling and front facing bay window.

**BEDROOM TWO** A double size room with coving to the ceiling, fitted wardrobes to one wall, overbed storage cupboards and rear facing bay window.

**BEDROOM THREE** A double size room with coving to the ceiling, central heating boiler and front facing window.

**BEDROOM FOUR** A single size room with coving to the ceiling.



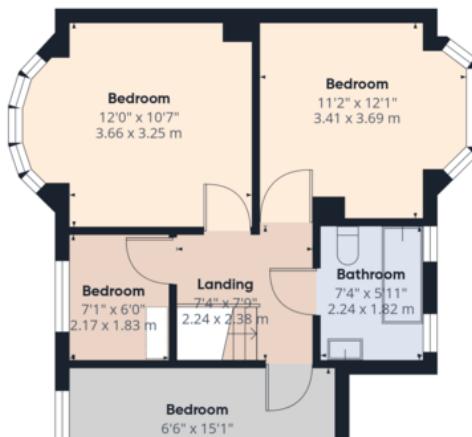




Approximate total area<sup>(1)</sup>

1054 ft<sup>2</sup>  
98 m<sup>2</sup>

Ground Floor



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are

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