FOR SALE









Chaucer Road, Herringthorpe
Guide Price £220,000

MARTIN&CO







Chaucer Road, Herringthorpe

3 Bedrooms, 1 Bathroom

Guide Price £220,000

- **Detached house**
- **Three bedrooms**
- **No chain**
- **Off road parking**
- **Open plan living**

GUIDE PRICE £220,000 - £230,000. Offered for sale with no chain involved is this spacious three bedroom detached home, positioned within the popular residential area of Herringthorpe and presented to a high standard throughout. The current owners have upgraded the property to create a modern, ready-to-move-into home with a stylish open plan layout that suits a range of buyers, from first-time purchasers to growing families.

The accommodation begins with an entrance hall which provides access to the ground floor living space and staircase rising to the first floor. A convenient cloakroom is fitted with a modern white two-piece suite, adding practicality for everyday family life and when entertaining guests.

The heart of the home is the impressive open plan living kitchen, designed with modern living in mind. The kitchen area is fitted with a range of high gloss wall and base units, providing ample storage alongside generous work surface space. A central island creates a natural focal point and incorporates seating for three, making it an ideal spot for casual dining, morning coffee or socialising. Integrated appliances include an oven, induction hob and extractor hood, while there is additional space for further appliances. The open layout allows for a comfortable living and dining arrangement, creating a

bright and versatile space suited to both everyday routines and larger gatherings.
To the first floor, the landing leads to three well-proportioned bedrooms. There are two double bedrooms offering excellent space for furniture and storage, along with a generous single bedroom that would work equally well as a child's room, nursery or home office. Completing the accommodation is a beautifully appointed shower room, finished in a contemporary style and fitted with modern fixtures and fittings.
Externally, the property enjoys gardens to three sides, offering outdoor space for relaxing, entertaining or family activities. The gardens provide flexibility for those seeking manageable outside areas without the upkeep of larger grounds. To the rear of the property there is off-road parking for two vehicles, a practical addition that is often high on the list of requirements for modern buyers.
Herringthorpe remains one of Rotherham's most popular residential locations, appreciated for its convenient access to a wide range of amenities and excellent transport connections. Everyday shopping needs are well catered for with nearby supermarkets including Morrisons and Aldi, while Rotherham town centre offers a wider selection of retail outlets, restaurants and leisure facilities. The area is also well served by public transport links, with regular bus services providing connections into Rotherham and neighbouring areas. For commuters, the M1 and M18 motorway networks are easily accessible, while Rotherham Central railway station offers rail services to Sheffield, Doncaster and beyond.
Families are particularly drawn to the area due to the choice of well-regarded schools nearby. Herringthorpe Junior School and Herringthorpe Infant School are within easy reach, while older children are served by schools including Oakwood High School and Thomas Rotherham College, all contributing to the area's continued popularity with family buyers.
Combining modern open plan living, upgraded accommodation and a convenient location close to amenities, schools and transport links, this is a home that offers both style and practicality from the moment









of arrival.

ENTRANCE HALL With a spindled staircase rising to the first floor landing, storage cupboard with plumbing and space for washing machine, laminate flooring and a front facing entrance door.

CLOAKROOM Having a white two piece suite which comprises of low flush w.c, corner circular sink, tiling to walls, extractor fan and side facing window.

OPEN PLAN KITCHEN / LOUNGE / DINING AREA A generous size room which has front and side facing window and laminate flooring. The kitchen area has a range of fitted wall and base units with downlights to the ceiling. Base units are set beneath worktops which include an extractor hood, hob, island which houses the single bowl sink, space for American style fridge freezer with plumbing, dishwasher and rear facing bi-fold doors to the garden.

LANDING With spindled balustrade, loft access, laminate flooring and side facing window.

BEDROOM ONE A double size room with laminate flooring and rear facing window.

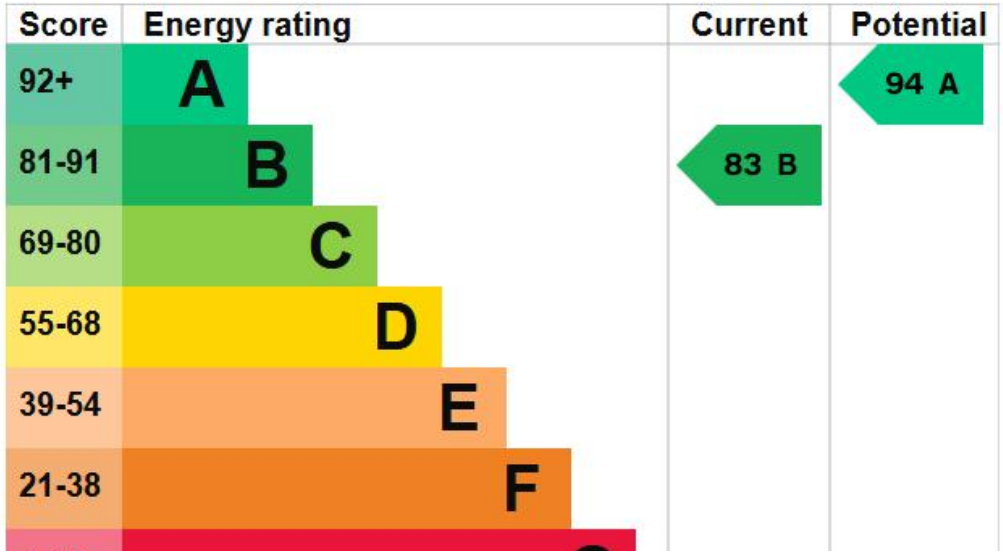
BEDROOM TWO A double size room with laminate flooring and front facing window.

BEDROOM THREE A generous size single room with laminate flooring and front facing window.

SHOWER ROOM With a low flush w.c, vanity wash hand basin, walk in shower with glass screen, tiled walls, tiled floor, downlights to the ceiling, extractor fan and side facing window.

OUTSIDE Walled Front courtyard with frontal access, side pathway leads to rear, second side garden with shrubs and fencing. Rear enclosed garden with fencing and gated access leading to parking area, with allocated parking area.





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The Property Ombudsman