



East Bawtry Road, Rotherham, South Yorkshire, S60

OPEN PLAN LIVING! EXCEPTIONAL STANDARDS WITHIN! GENEROUS PLOT! SOUGHT AFTER LOCATION AND MUCH MORE!

Lots of love and attention have been given to this exceptional three bedroom detached family home. The residence occupies a generous plot in this sought after location that is perfectly placed to access local conveniences along with the M1 motorway network. The stunning accommodation briefly comprises a welcoming hallway and a well presented lounge. Forming the hub of the family home is the stunning open plan family kitchen that takes in views over the rear garden. To the first floor is a landing, three bedrooms and a beautifully appointed family bathroom. Outside, ample off road parking is provided by a block paved driveway and garage. To the rear is a generous well appointed garden that is mainly laid to lawn. Viewing is essential to fully appreciate the accommodation on offer!

Entrance Hall Having a front facing UPVC double glazed entrance door, wood effect laminate flooring, coat cupboard, side facing UPVC double glazed window and a period style radiator. Stairs rise to the first floor landing and doors open to the lounge and kitchen.

Lounge 4.26 x 3.47. A well presented room with a log burning effect stove set to a slate hearth beneath a wood mantle. Having wood effect laminate flooring, front and side facing UPVC double glazed windows and a radiator.

Open Plan Family Kitchen 6.19 x 4.22. (The latter measurement increases to 5.97) A genuine highlight of the accommodation is this stunning and well equipped open plan kitchen that is fitted with a range of wall mounted and base level handle less units in a high gloss finish with wood block work surfaces. Having a ceramic sink with mixer tap, built in double electric oven, integrated dishwasher and island unit with wood block work surface and breakfast bar along with an integrated four ring ceramic hob and wine cooler. In addition there is tiling to splashback height and to the floor, downlights to the ceiling, feature exposed brick wall, three period style radiators and an under stair storage cupboard provides housing for a fridge freezer. There is a rear facing UPVC double glazed bay window, side facing UPVC double glazed entrance door along with rear facing double glazed bi fold doors that open to the rear garden.

Landing Having a side facing UPVC double glazed window and radiator. Doors open to the bedrooms and bathroom.

Bedroom 1 4.23 x 3.48. An attractive room with front facing UPVC double glazed window, side facing UPVC double glazed window and a radiator.

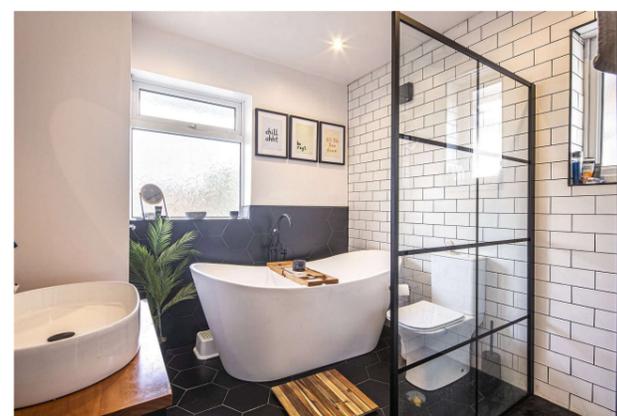
Bedroom 2 4.24 x 3.47. Rear facing UPVC double glazed window and radiator.

Bedroom 3 2.63 x 2.58. Having laminate flooring, front facing UPVC double glazed window and radiator.

Bathroom 2.56 x 2.5. A beautifully appointed room that is fitted with a white suite comprising a walk in shower with screen and monsoon head, low flush WC, free standing dual ended bath and vanity wash hand basin. Having complimentary tiling to walls and floor, side and rear facing UPVC double glazed windows, heated towel rail, down lights to the ceiling and extractor fan. A cupboard houses the central heating boiler.

Outside The front is landscaped to include a block paved driveway that provides ample off road parking and in turn gives access to a single garage. To the rear is a garden of significant proportion that has a large flagged seating area. This opens to a lawned garden and woodchipped play area with mature trees.

Garage 5.17 x 2.72. Up and over door, power and lighting. Rear facing UPVC double glazed window and side facing UPVC double glazed sliding doors.



- Stunning three bedroom detached family home
- Open plan family kitchen
- Large rear garden
- Sought after location
- Driveway and garage
- Exceptional family bathroom
- Ideally placed to access M1
- Viewing is essential!

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.