



£200,000 Guide Price

Park View Road, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Fabulous Extended Three Bedroom Family Home
- Appointed to a Very High Standard
- Extended Open Plan Breakfast Kitchen/ Diner
- Modern Spacious Bay Windowed Lounge
- Beautiful Modern Bathroom
- Driveway & Detached Garage
- Landscaped Rear Garden with Elevated Views
- Desirable Location
- VIEWING HIGHLY ADVISED!

Property Description

GUIDE PRICE £200,000 to £210,000

THROW THIS STUNNING EXCEPTIONAL PROPERTY INTO THE MIX...OF A VERY HIGH STANDARD, ON PARK VIEW ROAD NUMBER 66...!

Uflit are highly delighted to welcome to the market this beautifully presented & extended three bedroom family home.

Main Particulars

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Uflit are highly delighted to welcome to the market this beautifully presented & extended three bedroom family home. Occupying an elevated position capturing far reaching views of neighbouring villages, this fabulous home boasts spacious living throughout. The property benefits from a light and warming hallway, modern bay windowed lounge leading through to the hub and heart of this exceptional family home the extended stylish open plan breakfast kitchen diner. To the first floor three ample sized bedrooms and a beautiful family bathroom. To the outside a delicate walled frontage protecting manicured gardens with a beautiful patterned concrete driveway providing ample off-road parking extending to the detached garage. To the rear further beautiful landscaped manicured garden providing additional family entertaining space and capturing the sun whilst admiring the views over neighbouring villages. Located in the heart of Kimberworth, close to local amenities, excellent transport links and schools. This stunning property of a very high standard is ready and waiting for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: B

Tenure: Freehold

Entrance hall

An attractive canopy invites you through a glazed composite door with glazed side panel and a further side facing upvc window creating a light and warming hallway, solid wood flooring leads to carpeted stairs leading to first floor accommodation, radiator and solid wood doors gives access to the lounge and open plan kitchen diner.

Lounge w: 3.6m x l: 4m (w: 11' 10" x l: 13' 1")

A beautifully presented living area where a focal chimney breast creates a feature with bespoke recess, carpeted flooring, radiator and a large front facing upvc bay window allows an abundance of light to flow through.

Open Plan Breakfast Kitchen/Diner w: 4.6m x l: 4.7m (w: 15' 1" x l: 15' 5")

The heart and hub of this beautiful family home is this open plan breakfast kitchen with diner tastefully adopting the rear extension with a large range of wall and base units, complimentary worksurface areas and matching upstands. A counter top composite sink and a central breakfast island compliments. Integrated appliances to include a built-in electric oven, gas hob, extractor fan, fridge freezer and dishwasher. Stylish Karndean flooring seamlessly flowing throughout, a rear facing upvc window illuminates this space whilst a glazed composite door gives access to the rear and solid wood doors give access to two large storage cupboards one with plumbing for utilities and a designer radiator.

Landing

A carpeted landing with a side facing upvc window, radiator and solid wood doors giving access to three bedrooms and the family bathroom.

Master bedroom w: 3.5m x l: 3.4m (w: 11' 6" x l: 11' 2")

A beautiful double bedroom with feature wall, a front facing upvc window, carpeted flooring and radiator.

Bedroom 2 w: 3.5m x l: 3.3m (w: 11' 6" x l: 10' 10")

A further double bedroom with carpeted flooring, radiator and a rear facing upvc window capturing the far reaching views.

Bedroom 3 w: 2m x l: 2.1m (w: 6' 7" x l: 6' 11")

An ample sized third bedroom with carpeted flooring, radiator and a front facing upvc window.

Bathroom w: 2m x l: 1.7m (w: 6' 7" x l: 5' 7")

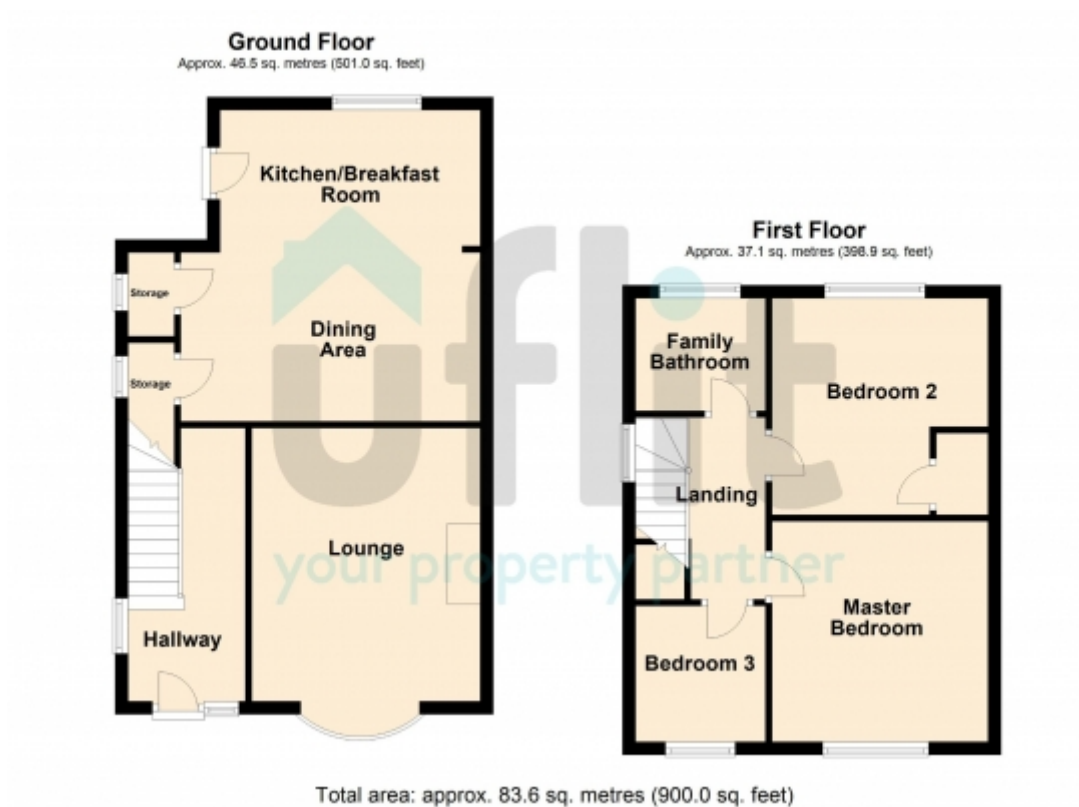
A beautifully presented modern family bathroom comprising of a panelled bath with overhead shower, a vanity unit housing both wash hand basin and a low level wc. Partially tiled walls with contrasting flooring, heated towel rail and a rear facing upvc window.

Outside

This desirable family home has curb appeal with an attractive walled frontage with a patterned concrete driveway providing ample off-road parking with attractive manicured gardens. The driveway extends to the rear leading to the detached garage whilst allowing access to the landscaped rear where an enclosed lawned garden surrounded with manicured borders and garden shed all privately enclosed with fencing creating a fabulous entertaining area again admiring the far reaching views.

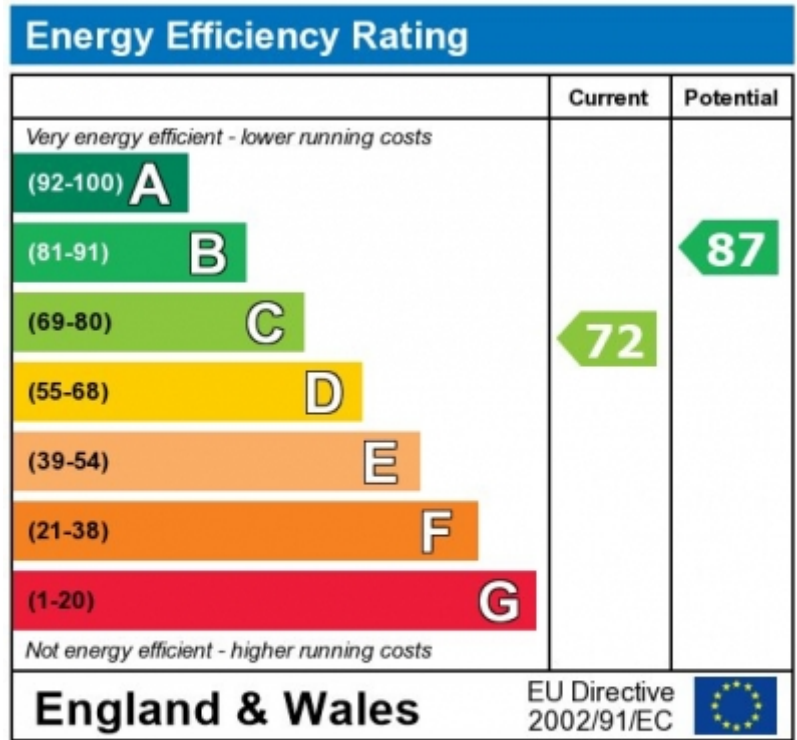
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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