



£170,000 Guide Price

Bear Tree Road, Parkgate, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Three Double Bedroom  
Extended Family Home
- BEAUTIFULLY  
PRESENTED THROUGHOUT
- Fabulous Extended Family  
Room/ Snug
- Spacious Open Plan  
Lounge
- Modern Kitchen
- Beautiful Bathroom
- Off Road Parking &  
Integral Garage
- Landscaped Enclosed  
Rear Garden
- Popular Location
- FABULOUS GROWING  
FAMILY HOME MUST BE  
VIEWED!

## Property Description

GUIDE PRICE £170,000 to £180,000

SIGNIFICANTLY EXTENDED YOU SIMPLY MUST SEE... BEAUTIFULLY PRESENTED, ON BEARTREE...!

Uflit are delighted to welcome to the market this beautifully presented, extended three-bedroom family home, situated in a quiet cul-de-sac in the sought-after area of Parkgate.

## Main Particulars

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This charming property is ideally located, offering easy access to local amenities, excellent transport links, and schools. The ground floor comprises a welcoming cloakroom entrance, leading to a spacious open-plan lounge. The lounge flows seamlessly into a family room/snug, creating a versatile space for relaxation or entertaining. The modern fitted kitchen completes the ground floor, providing a bright and functional area. On the first floor, you'll find three generously sized double bedrooms and a stylishly appointed family bathroom. Externally, the property boasts an attractive frontage with a block-paved driveway, providing off-road parking and access to an integral garage. To the rear, the property benefits from a beautifully landscaped, enclosed garden, featuring bespoke patio areas and a charming summer house, perfect for outdoor relaxation.

This well-presented home is ideal for growing families, offering both space and style. Contact Uflit today to arrange your viewing on 01709 912730.

Council Tax Band: A

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

### Entrance hall

A glazed composite door invites you to a cosy cloakroom entrance hall with designer radiator, laminate flooring seamlessly flowing through to the kitchen area entered via a glazed paneled door, a further glazed paneled door to the open plan living area and a door to the garage.

### Open Plan Living Area w: 4.7m x l: 6.5m (w: 15' 5" x l: 21' 4")

On entering this fabulous open plan living space your eyes are drawn to a beautiful feature fire place with marble façade, open carpeted spindled stairs to the first floor accommodation, radiator and spot lighting. Tastefully adopting the extension is this spacious fabulous family room with laminate flooring, two rear facing upvc windows along with French doors opening to the patio area illuminate and a radiator adds warmth.

**Kitchen** w: 3.3m x l: 2.2m (w: 10' 10" x l: 7' 3")

A modern kitchen with a range of wall and base units with complimentary work service areas, a counter top composite sink with matching upstands. Appliances to include a built in oven, hob with bespoke tiled back panel, extractor fan and plumbing for further utilities. Laminate flooring flows throughout and a front facing upvc window allows light and under counter lighting creates the mood.

## **FIRST FLOOR:**

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### **Landing**

With carpeted flooring, loft hatch creating additional storage, spot lighting and doors to three bedrooms and the family bathroom.

**Master bedroom** w: 3.4m x l: 3m (w: 11' 2" x l: 9' 10")

A fabulous master bedroom with a range of modern fitted wardrobes, carpeted flooring, rear facing upvc window and radiator.

**Bedroom 2** w: 2.2m x l: 3.5m (w: 7' 3" x l: 11' 6")

Adopting the extension is the second double bedroom with a range of fitted wardrobes and furniture, carpeted flooring, front facing upvc window and a radiator.

**Bedroom 3** w: 2.4m x l: 2.7m (w: 7' 10" x l: 8' 10")

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

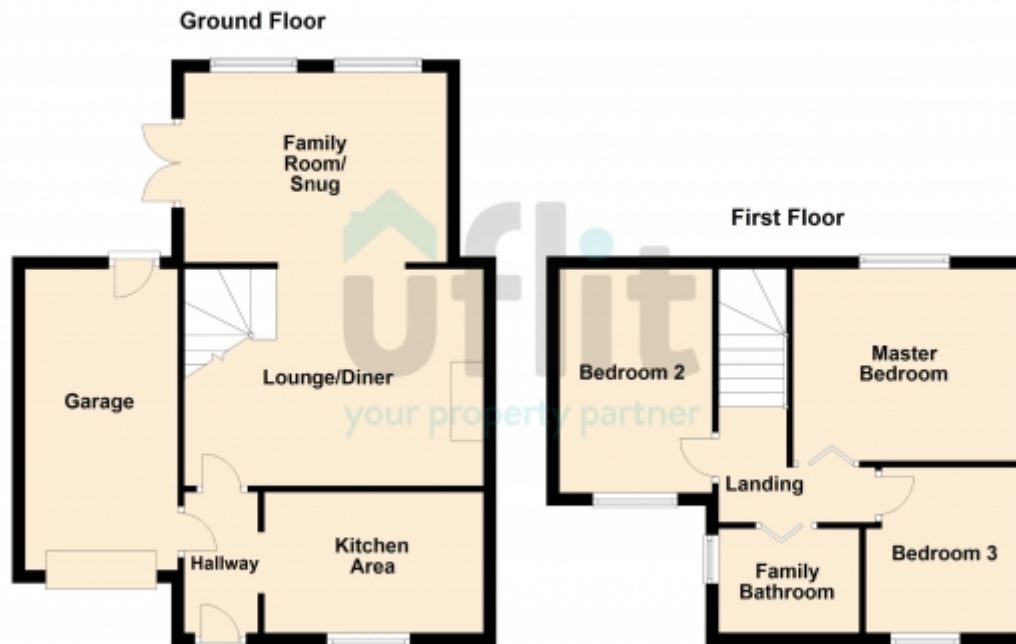
**Family Bathroom** w: 2.1m x l: 1.7m (w: 6' 11" x l: 5' 7")

A modern family bathroom comprising of a paneled bath with overhead shower, a vanity unit housing both low level wc and wash hand basin. Fully travertine tiled walls with complimentary tiled flooring, designer radiator, spot lighting and a side facing upvc window.

### **Outside**

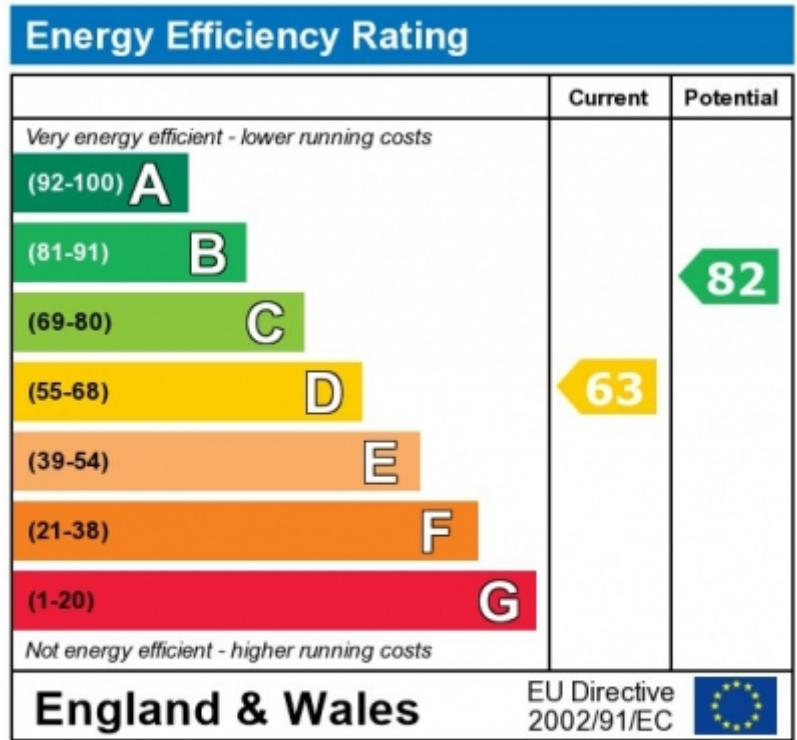
The property nestles away on a quiet cul-de-sac with an attractive frontage where a block paved driveway provides ample offroad parking leading to the integral garage. To the rear a beautifully landscaped garden awaits with a paved seating area wrapping around the extension which in turn leads to a low maintenance Astro turf garden with decorative stone borders, a further paved patio adopting the summer house and a further raised decked sun terrace allowing for family entertaining and a tranquil water feature creates a calming atmosphere.





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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