



£330,000 OIRO

Bawtry Road, Brinsworth, Rotherham

Detached House | 4 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Fabulous Four Bedroom Detached Significantly Extended Family Home
- Appointed to a Very High Standard
- Bay Windowed Sitting Room with Separate Open Plan Lounge Diner
- Extended Breakfast Kitchen
- Large Cellar
- Stunning Family Shower Room
- Beautiful Fourth Double Bedroom Commanding the Whole of the Second Floor
- Extensive Landscaped Gardens with Additional Kitchen/ Utility/ Wc/ Games Room & Bar
- Driveway Providing Ample Off-Road Parking
- ABSOLUTELY STUNNINGVIEWING HIGHLY ADVISED!

Property Description

SIGNIFICANTLY EXTENDED A STUNNING FAMILY ABODE...WITH ADDITIONAL OUTSIDE LIVING ON BAWTRY ROAD...!

Uflit are highly delighted to welcome to the market this fabulous four bedroom significantly EXTENDED detached.

Main Particulars

SIGNIFICANTLY EXTENDED A STUNNING FAMILY ABODE...WITH ADDITIONAL OUTSIDE LIVING ON BAWTRY ROAD...!

Uflit are highly delighted to welcome to the market this fabulous four bedroom significantly EXTENDED detached. This stunning property combines an array of period features whilst in keeping with the modern element of living. The property boasts a bright and warming cloakroom hallway, spacious bay windowed sitting room with feature log burning fire, separate open plan lounge diner tastefully adopting part of the rear extension and an stylish country style extended breakfast kitchen . To the first floor three ample sized bedrooms and a stunning modern family shower room. The second floor adopts a further large bedroom and a large cellar with potential for further development. The property commands a large plot and has curb appeal with a large driveway providing ample off road parking. A stunning EXTENSIVE landscaped rear garden with large patio areas, a large outbuilding with further kitchen/ utility/ wc and a rear workshop/gym. Beyond is a fabulous summer house and a large undercover bar/ games area all adds to the desirability of this property. Located in a highly desirable area of Brinsworth close to local amenities to include the bustling shopping parade with newly opened bars and bistros, excellent transport links and schools. The property also benefits from a range of fully fitted shutter blinds. Hope we haven't missed anything the owners certainly haven't. This exceptional property won't wait for you. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: D

Tenure: Freehold

Entrance hall

Entering through a glazed upvc door with glazed side panel to a warm and welcoming hallway where you get your first glimpse of the stunning period features the property has to offer whilst in keeping with the modern aspect of living. Beautiful Camero flooring seamlessly flows throughout the ground floor and leads to carpeted spindled stairs to the first floor accommodation with period paneling and a door opening to a useful cellar creating additional storage. Glazed paneled doors give access to the kitchen, open plan lounge dining area, an opening to the sitting room and designer radiator.

Sitting room w: 3.7m x l: 4.5m (w: 12' 2" x l: 14' 9")

A spacious beautifully presented living area with a continuation of the Camero flooring seamlessly flowing throughout, a beautiful focal feature multi fuel log burner fire with stone bed and solid oak mantel catches the eye, a designer radiator creates warmth whilst a front facing upvc bay window allows an abundance of light to flow throughout whilst creating more space.

Open Plan Lounge/Diner w: 3.7m x l: 6.5m (w: 12' 2" x l: 21' 4")

The lounge dining area creates a further large reception room with a decorative bespoke fireplace adopting the multi fuel log burner with stone bed and solid oak mantel, a designer radiator adds warmth and a continuation of the Camero flooring seamlessly flows through to the extension creating a sizable snug. The snug area benefits from Patio doors with glazed side panels opening onto the garden whilst illuminating this space.

Breakfast kitchen

w: 2.3m x l: 5.4m (w: 7' 7" x l: 17' 9")

A stylish country style kitchen featuring a large range of wall and base units with complimentary solid wood work surface areas with undercounter ceramic sink, designer cooker hot tap, matching upstands and tiled back panels. Appliances to include an inset double oven, induction hob, integrated fridge freezer and dishwasher. A continuation of the Camero flooring flows seamlessly to the breakfast area, radiator, side upvc window and beautiful Tri fold doors access the garden. The extension is complimented with a vaulted Velux window adding to the light and spot lighting creates the mood.

FIRST FLOOR:

Landing

A carpeted spindled offset landing with designer radiator, a side facing upvc window and solid wood doors giving access to three bedrooms, family bathroom, an additional storage cupboard and further carpeted stairs to the second floor.

Master bedroom w: 3.6m x l: 3.9m (w: 11' 10" x l: 12' 10")

A double bedroom with a range of fitted wardrobes and furniture, carpeted flooring, radiator and a rear facing upvc window.

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

A further double bedroom with carpeted flooring, radiator and a front facing upvc window.

Bedroom 3 w: 2.9m x l: 2.5m (w: 9' 6" x l: 8' 2")

A further ample sized bedroom with carpeted flooring, radiator and a front facing upvc window.

Family Shower Room w: 2.3m x l: 1.8m (w: 7' 7" x l: 5' 11")

A beautifully presented shower room comprising of a large walk in shower and screen, vanity wash hand basin and a high level wc. Partially tiled walls with contrasting tiled vinyl flooring, heated towel rail, spot lighting and a rear facing upvc window.

SECOND FLOOR:

Landing

A carpeted landing with a striking feature wall, side facing upvc window, double storage cupboard and a door to the bedroom.

Bedroom 4 w: 4.4m x l: 4m (w: 14' 5" x l: 13' 1")

A fabulous bedroom commanding the whole of the second floor with exposed oak beams, carpeted flooring, radiator, side facing upvc window and an abundance of eaves storage.

Outside

The property really has curb appeal commanding a large plot with a walled frontage protecting a block paved driveway, a further driveway provides additional parking leading to a privacy gate to the rear. This EXTENSIVE rear garden has it all, a large solid stone paved patio area leads to an extensive lawned garden with manicured raised stone borders.

. A selection of manicured trees leads to the bottom of the garden where the entertaining area extends with a fabulous summer house, a large undercover bar and games area sits on a decked terrace creating a stunning outdoor entertaining area all privately enclosed with two garden sheds.

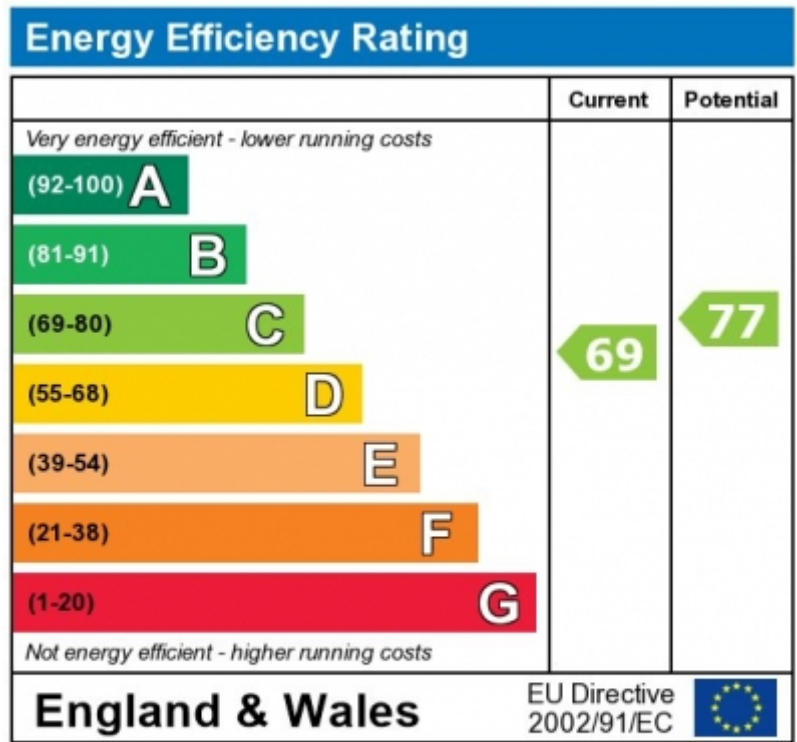
A large brick built outbuilding adopts a further kitchen/ utility with a range of wall and base units, plumbing for further utilities and stylish tiled flooring which seamlessly flows through to the wc. The wc comprises of a vanity wash hand basin, low level wc and partially tiled walls and a fabulous workshop/ gym beyond.





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

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