



£240,000 Guide Price

Wortley Road, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Extended Three Bedroom Family Home
- A Stunning Period Property
- Beautifully Presented Throughout!
- Stunning Open Plan Bay Windowed Reception Rooms
- Outstanding Extended Newly Fitted Fully Integrated Wren Breakfast Kitchen
- Stylish Bathroom
- Large Landscaped Rear Garden
- Adjoining Extended Office/ Mancave
- Driveway Providing Ample Off-Road Parking
- NO ONWARD CHAINMUST BE VIEWED!

## Property Description

GUIDE PRICE £240,000 to £250,000

A STUNNING PERIOD PROPERTY, A PERFECT FAMILY ABODE...TO THE HIGHEST OF STANDARDS ON WORTLEY ROAD...!

Uflit are delighted to welcome to the market this beautiful period property, rarely do properties of this stature come to market retaining many period features.

## Main Particulars

A STUNNING PERIOD PROPERTY, A PERFECT FAMILY ABODE...TO THE HIGHEST OF STANDARDS ON WORTLEY ROAD...!

Uflit are delighted to welcome to the market this beautiful period property, rarely do properties of this stature come to market retaining many period features whilst blending with the modern aspect of living. Boasting an entrance cloakroom leading to a cosy hallway where you get your first glimpse of the stunning modern theme which in turn emulates throughout the property. An open plan lounge diner full of character with bay Window seamlessly flowing through to a further dining reception area with a further large bay benefitting from Patio doors opening onto the garden and a stunning fully integrated extended breakfast kitchen. To the first floor three bedrooms and a stylish family bathroom. The property commands an elevated position set back from the roadside admiring fabulous views. The front benefits from off road parking and manicured gardens. The rear offers an extensive manicured garden with a beautiful bespoke patio and a fabulous raised decked sun terrace creating versatile outdoor living for the growing family. If you're working from home there's an additional extended office/ mancave. Located in a highly desirable area of Kimberworth close to local amenities, excellent transport links and schools. A stunning property with a wealth of character. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: B

Tenure: Freehold

### Entrance Cloak Room

Entering through a glazed composite door with glazed side panels and overhead sky light to a cosy cloakroom entrance with tiled flooring.

### Entrance hall

Entering through a door with glazed side panels and overhead skylight to a light and warming hallway where laminate flooring seamlessly flows through to the breakfast kitchen. Carpeted spindled stairs lead to first floor accommodation, radiator and a door giving access to the kitchen area.

### Breakfast kitchen w: 2.6m x l: 6.8m (w: 8' 6" x l: 22' 4")

The hub and heart of this family home is a stunning recently fitted fully integrated extended modern kitchen featuring a range of wall and base units with complimentary solid wood work surface areas, counter top composite sink with designer tap and matching upstands. Fully integrated appliances to include a built in oven, complimentary microwave, induction hob, extractor fan, dishwasher, washing machine, fridge freezer and the all essential wine cooler. A continuation of the laminate flooring, radiator, two side facing upvc windows along with two glazed upvc doors illuminate whilst undercounter and spot lighting creates the mood, doors to two understairs storage cupboards and a further door to the open plan living area.

### Open Plan Lounge/Diner w: 3.8m x l: 8.8m (w: 12' 6" x l: 28' 10")

A further beautifully presented living area with feature chimney breast a large bay window creating an abundance of light and a radiator adds warmth. Laminate flooring seamlessly flows through a delicate arch to the dining area where a further large bay adopts large Patio doors opening out onto the garden and a further radiator adds warmth.

### **Landing**

A carpeted spindled landing with side facing upvc window, doors giving access to three large bedrooms, family bathroom and a loft hatch creating additional storage.

**Master bedroom** w: 3.4m x l: 4.3m (w: 11' 2" x l: 14' 1")

A large double bedroom with a range of modern fitted sliding wardrobes, carpeted flooring, radiator and a front facing upvc bay window.

**Bedroom 2** w: 3.4m x l: 4m (w: 11' 2" x l: 13' 1")

A further large double bedroom with a beautiful feature paneled wall, built in wardrobes, carpeted flooring, radiator and a rear facing upvc window.

**Bedroom 3** w: 2.1m x l: 2.7m (w: 6' 11" x l: 8' 10")

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

**Family Bathroom** w: 2.2m x l: 2.3m (w: 7' 3" x l: 7' 7")

A beautifully presented modern bathroom comprising of a paneled bath with overhead double shower and screen, vanity wash hand basin and a low level wc. Tiled walls with bespoke recess shelving, complimentary tiled flooring, decorative paneled ceiling with spot lighting, designer heated towel rail and two side facing upvc windows.

**Office** w: 2.8m x l: 4.8m (w: 9' 2" x l: 15' 9")

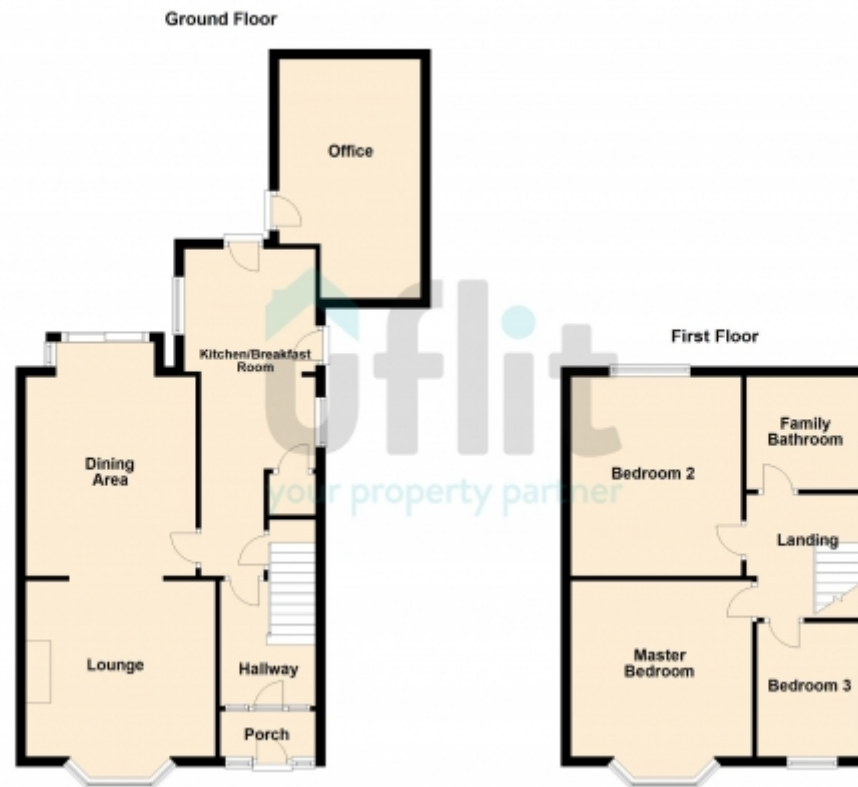
A fabulous addition to the property currently used as a work from home office entered via a glazed upvc door with a bespoke vaulted ceiling and laminate flooring.

### **Outside**

A walled frontage protects manicured lawned gardens and a beautiful cobbled driveway provides ample offroad parking. To the rear a fabulous bespoke patio leads to an extensive lawned garden with further manicured borders which in turn leads to a stunning raised decked sun terrace partially sheltered by a complimentary pagoda and balustrades all privately enclosed.

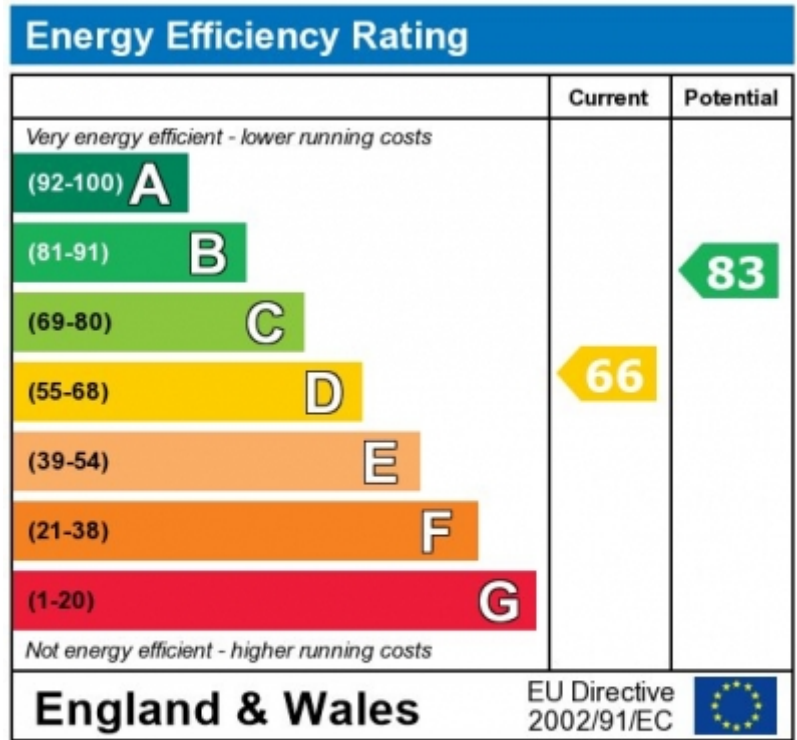
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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

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