



£220,000 Guide Price

Roughwood Road, Rotherham

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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# Step Inside

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## Key Features

- Extended Four Bedroom Family Home
- Would Suit Multi-Generational Living or Dependant Relative
- Large Fourth Bedroom with Ensuite Adopting the Extension
- Beautifully Appointed Throughout
- Spacious Lounge & Seperate Dining Room
- Breakfast Kitchen
- Sun Room
- Driveway Providing Ample Off-Road Parking
- Popular Location
- VIEWING HIGHLY ADVISED...!

## Property Description

GUIDE PRICE £220,000 to £230,000

AN EXTENDED FAMILY HOME, BEAUTIFULLY PRESENTED YOU'LL SEE...IDEAL FOR MULTI-GENERATIONAL LIVING OR A GROWING FAMILY...!

Uflit are delighted to welcome to the market this EXTENDED four bedroom semi detached family home.

## Main Particulars

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Uflit are delighted to welcome to the market this EXTENDED four bedroom semi detached family home, beautifully appointed and offering spacious living throughout. The property boasts a spacious lounge with French doors opening to the sunroom and a wraparound fitted breakfast kitchen with separate dining room. Adopting the extension, a double bedroom and a large ensuite shower room. To the first floor three further ample sized bedrooms and a family bathroom with separate wc. The property commands a fabulous position with a driveway providing ample off-road parking. The rear garden has a patio area with low maintenance Astro turf gardens, a stunning gazebo decked area and two large modern sheds all privately enclosed creating a fabulous entertaining area for the growing family. Located in a quiet and popular area of Kimberworth close to local amenities, excellent transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: B

Tenure: Freehold

Parking options: Off Street

### Entrance Porch

Entering through a glazed upvc door to a cosy cloakroom, a glazed upvc window adds to the light, vinyl flooring and a glazed upvc door opens to the hallway.

### Entrance hall

A warm and welcoming hallway with modern laminate flooring seamlessly flowing through to the lounge, carpeted spindled stairs to the first-floor accommodation with understairs storage utilising space and a radiator. Partially decorative panelled walls emulate throughout the property and glazed panelled solid wood doors give access to the lounge and breakfast kitchen.

**Lounge** w: 3.2m x l: 5.2m (w: 10' 6" x l: 17' 1")

A spacious living area with laminate flooring flowing throughout, a focal feature electric inset fire with solid wood surround and marble façade. A front facing upvc window allows an abundance of light to flow through and a radiator adds warmth. French doors open to the sunroom and a further solid wood glazed panelled door to the breakfast kitchen.

**Sunroom** w: 2.7m x l: 2.2m (w: 8' 10" x l: 7' 3")

A fabulous further reception room with laminate flooring, electric heater, rear and side facing upvc windows and a glazed upvc door opening onto the rear garden.

### Breakfast kitchen

w: 4.2m x l: 5.1m (w: 13' 9" x l: 16' 9")

A modern wraparound kitchen featuring a range of wall and base units with complimentary work surface areas and matching upstands. Appliances to include a built-in double electric oven, electric hob and extractor fan with plumbing for further utilities. A front facing upvc window allows light along with a rear facing upvc door giving further access to the garden. Spot lighting creates the mood and a radiator adds warmth whilst tiled flooring flows throughout. A delicate arch gives access to the offset breakfast area where a breakfast bar compliments and glazed panelled solid wood French doors open to the dining room. Sizes to maximum measurements.

### **Extension**

A fabulous addition to the property is the side extension with a dining room large bedroom and a large wet room ideal for multi-generational living or dependent children.

**Dining** w: 1.9m x l: 3.3m (w: 6' 3" x l: 10' 10")

A fabulous addition creating a dining area or possible further kitchen allowing for a separate living area. Comprising of a vaulted ceiling with Velux window, feature wall, vinyl flooring, front facing upvc window and a glazed upvc door creating a separate entrance, spot lighting and a glazed panelled solid wood door to the bedroom.

**Master bedroom** w: 4m x l: 4m (w: 13' 1" x l: 13' 1")

A large double bedroom with feature wall, carpeted flooring, radiator, side facing upvc window and a solid wood door to a large wet room. Sizes taken to maximum measurements.

**Ensuite** w: 4m x l: 2.1m (w: 13' 1" x l: 6' 11")

A large wet room comprising of a walk-in shower area with wall mounted shower, mid-level wc and a vanity wash hand basin. Partially tiled walls with paneling, contrasting wet room flooring, radiator, spot lighting and a rear facing upvc window.

## **FIRST FLOOR:**

### **Landing**

A carpeted spindled landing with a continuation of the partially panelled walls, storage cupboard and solid wood doors giving access to three bedrooms, the family bathroom and separate wc.

**Bedroom 2** w: 4m x l: 3m (w: 13' 1" x l: 9' 10")

A spacious bedroom with built-in over stairs storage, feature wall, carpeted flooring, radiator and a front facing upvc window.

**Bedroom 3** w: 2.3m x l: 3.5m (w: 7' 7" x l: 11' 6")

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

**Bedroom 4** w: 3.2m x l: 2.1m (w: 10' 6" x l: 6' 11")

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

**Family Bathroom** w: 1.4m x l: 1.7m (w: 4' 7" x l: 5' 7")

Comprising of a panelled bath with overhead shower and wash hand basin. Fully tiled walls and complementary vinyl flooring, spot lighting and a rear facing upvc window.

### **WC**

w: 1.7m x l: 0.8m (w: 5' 7" x l: 2' 7")

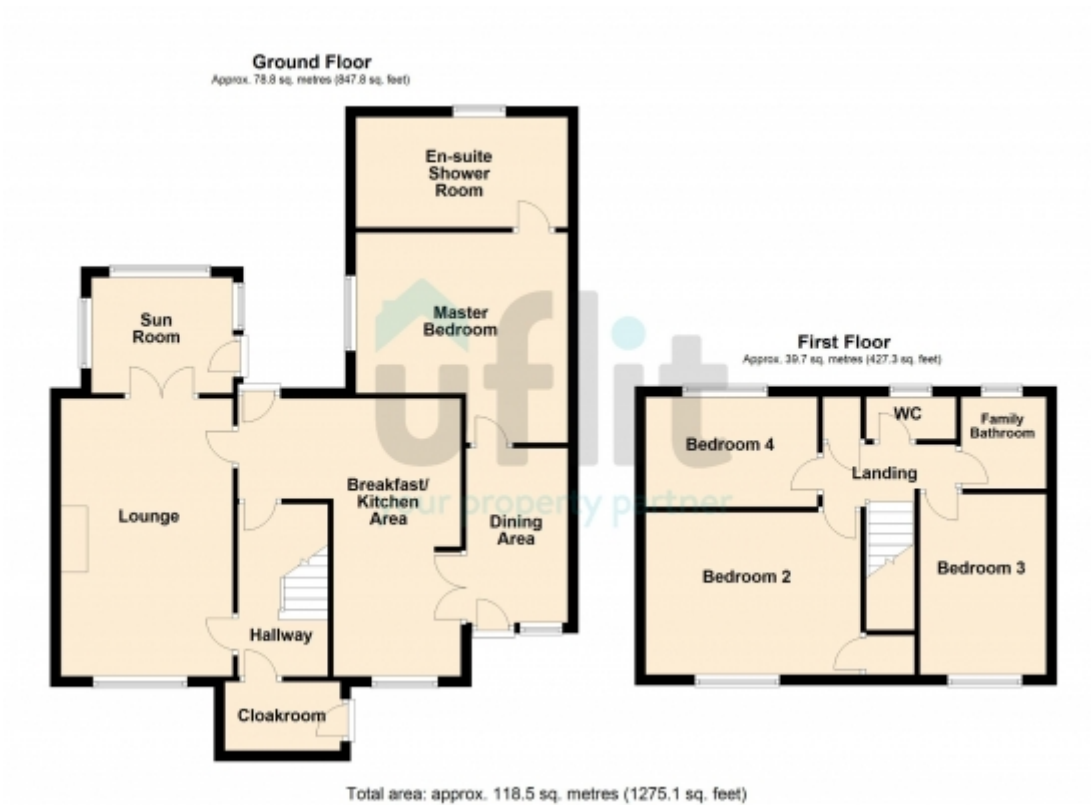
Comprising of a low level wc, partially tiled and paneled walls, vinyl flooring and a rear facing upvc window.

### **Outside**

This property commands a prominent position with a private fenced frontage and large double gates opening onto a driveway providing ample off-road parking. To the rear a decked seating area leads to a paved path separating low maintenance Astro turf gardens. A stunning gazebo with decked area takes centre stage whilst a delicate trellis invites you to a further garden where two large modern sheds create ample storage. All privately enclosed creating a fabulous family entertaining area enjoying the sunshine morning until night.



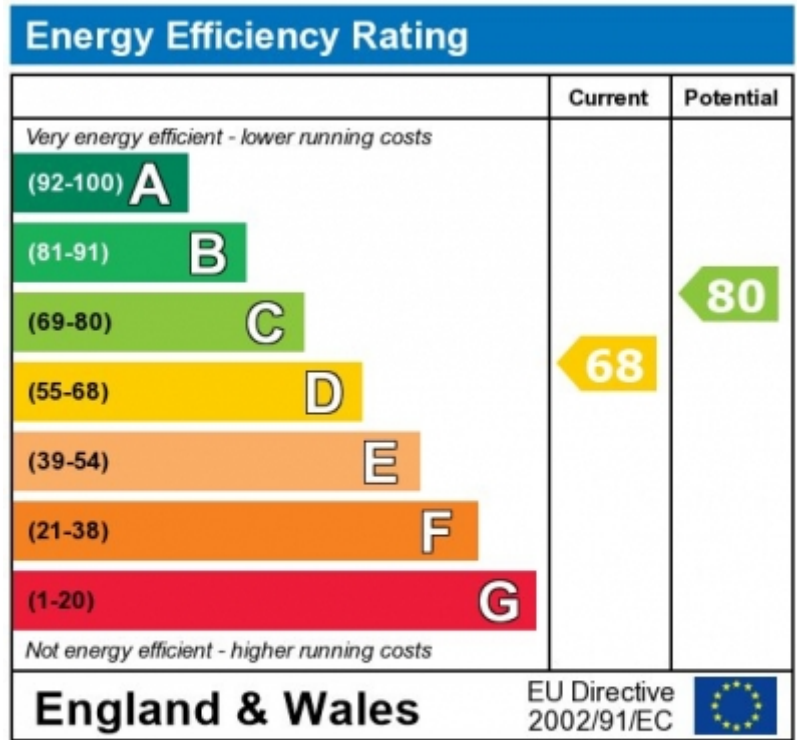




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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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