

GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.

ORANGERY
12'2" x 9'10"
3.78m x 2.99m

LOUNGE
13'2" x 13'4"
4.02m x 4.07m

KITCHEN
10'0" x 10'10"
4.88m x 3.30m

SITTING ROOM
13'4" x 12'0"
4.07m x 3.66m

ENTRANCE HALL

UP

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.

BEDROOM 1
14'9" x 13'10"
4.50m x 4.22m

BEDROOM 3
12'10" x 9'10"
3.92m x 2.99m

BEDROOM 2
13'4" x 12'0"
4.07m x 3.66m

BATHROOM
7'2" x 9'10"
2.19m x 2.44m

LANDING

WC

STORAGE

DOWN

2ND FLOOR
689 sq.ft. (64.0 sq.m.) approx.

BEDROOM 1
14'9" x 13'10"
4.50m x 4.22m

BEDROOM 3
12'10" x 9'10"
3.92m x 2.99m

BEDROOM 2
13'4" x 12'0"
4.07m x 3.66m

BATHROOM
7'2" x 9'10"
2.19m x 2.44m

LANDING

WC

STORAGE

DOWN

TOTAL FLOOR AREA: 1475 sq.ft. (137.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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126, Bawtry Road, Rotherham, S66 2TS

Offers In The Region Of £310,000

126 Bawtry Road, Bramley, Rotherham,
S66 2TS

Description
Presented with NO UPWARD CHAIN and poised to capture the attention of growing families, this well-appointed 3-bedroom detached family home offers convenience and comfort in equal measure, situated in close proximity to the M18 motorway for seamless commuting. Positioned prominently, this stone-built family abode boasts three reception rooms and three generously proportioned double bedrooms. Stepping into the welcoming entrance hallway, the staircase leads to the first-floor bedrooms, while descending to the lower ground floor reveals the inviting living spaces. The ground floor features a well-appointed kitchen, complete with an abundance of fitted units, a Belling gas cooker range, integrated fridge, freezer, and a convenient breakfast bar. A courtesy door provides access to the rear of the property, complemented by tiled flooring for easy maintenance. Adjoining is a versatile space, ideal for formal dining or a cozy lounge/snug area, enhanced by a feature fireplace and continued tiled flooring. Completing this level is a convenient WC for added practicality. The lower ground floor hosts a cozy living room, where French-style doors open onto the stone patio areas, seamlessly blending indoor and outdoor living. Further French-style doors lead to the conservatory, a bright and airy space overlooking the front garden, equipped with a central heating radiator for year-round use. Ascending to the first floor reveals three double bedrooms, with the second bedroom featuring a built-in wardrobe area for added storage convenience. The house bathroom exudes elegance with a white suite comprising an oval white bath with feet on ball legs, low-level WC, and pedestal washbasin, adorned with coordinating tiling to the walls and floor. Outside, a spacious driveway provides parking for several vehicles, accompanied by a large storage shed for added convenience. The front of the property features a lawned garden area, while the side boasts a stone patio area with raised borders, offering an ideal setting for a hot tub retreat. Conveniently situated close to the motorway and offering easy access to trains to London from nearby Doncaster station, this residence enjoys proximity to Morrisons and Aldi supermarkets. Additionally, the abundance of shops, bars, restaurants, and amenities in Wickersley are less than 1.5 miles away, with the highly regarded Wickersley Comprehensive School within a mile, making it an ideal location for families. With its blend of convenience, comfort, and versatility, this family home presents a compelling opportunity not to be missed. Viewing is highly recommended to fully appreciate its charms.

- A truly well presented 3 bedroom detached period property
- 3 reception rooms inc. conservatory & ground floor WC.
- Modern white 3 piece bathroom
- Ample off road parking to the front & large store shed
- Front lawn garden & side stone patio area
- Within a few hundred yards of M18 Motorway
- Catchment for highly regarded Wickersley Comprehensive School
- Great opportunity for the growing family
- Freehold / Tax Band D

