

TOTAL FLOOR AREA : 2360 sq.ft. (219.3 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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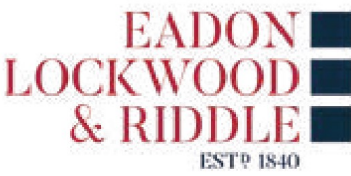
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140, Bawtry Road, Rotherham, S66 1AH

Guide Price £680,000

140 Bawtry Road, Wickersley,
Rotherham, S66 1AH

Description
GUIDE PRICE £680,000 - £700,000

Welcome to this truly exceptional FOUR BEDROOM DETACHED family home, meticulously refurbished to a very high standard. Located in the heart of Wickersley, this property offers an ideal blend of luxury, convenience, and modern living.

As you enter through the porch, you are greeted by an impressive, spacious open-plan kitchen, diner, and sitting room. This STUNNING high-end white kitchen is equipped with an abundance of integrated appliances, including a full-height fridge and freezer, double oven and an island that houses an induction hob with a built-in extractor. The kitchen is beautifully completed with white quartz worktops.

The dining area, situated by the bifold doors, overlooks the rear garden, providing a perfect setting for meals. The sitting area, featuring a log burner, is an ideal spot for relaxation. Adjacent to this space is a separate lounge, also boasting a log burner, making the whole area perfect for entertaining friends and family.

The ground floor also includes a fabulous shower room as well as an integral double garage with a utility area, providing ample space for a washer and dryer. To enhance comfort, the entire downstairs benefits from underfloor heating, ensuring a warm and inviting atmosphere throughout.

Upstairs, you will continue to be WOWED by four spacious double bedrooms. The incredibly spacious master bedroom benefits from a dressing room and a luxurious en-suite. The family bathroom is stunningly decorated and features his and hers sinks, adding a touch of elegance to the space.

The property is rendered white with wood cladding and black finishes, creating a striking and modern exterior. To the front there is a driveway with ample parking for multiple cars. The rear of the property features a delightful enclosed garden with a well-maintained lawn and a fabulous decking area, perfect for outdoor entertaining.

Situated in the vibrant heart of Wickersley, this property is ideally located close to an array of restaurants, nightlife, highly regarded schools, shops, and amenities. Additionally, it offers convenient access to the M1 and M18 motorways, making it perfect for commuters.

This superb property is not to be missed. CONTACT US TODAY to arrange a viewing and experience the luxury and convenience of this exceptional home for yourself!

- SUPERB FOUR BEDROOM DETACHED FAMILY HOME
- COMPLETELY REFURBISHED TO A HIGH STANDARD
- IN THE HEART OF WICKERSLEY
- OPEN PLAN KITCHEN DINER AND SITTING ROOM
- EN-SUITE AND DRESSING ROOM TO THE MASTER
- DOUBLE GARAGE AND AMPLE PARKING
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- TWO LOG BURNERS
- ALARM SYSTEM
- EARLY VIEWING IS HIGHLY RECOMMENDED

