



2, Chapel Walk, Rotherham, S62 7DR

# 2, Chapel Walk

Rotherham, S62 7DR

## Description

Guide Price £550,000 - £575,000

Situated behind large security gates and positioned at the bottom of Chapel Walk, is this magnificent period detached family home with tremendous gardens & superb far reaching views to the rear.

With origins believed to date back to circa 1890, this wonderful family home can only truly be appreciated from an internal inspection. Within are high ceiling rooms, picture rails, ornate coving & open feature fireplaces. With two generously sized reception rooms both featuring large open fireplaces. The rear facing family room has a window seat to the bay window where views over the garden & views beyond can be enjoyed. There is an oak flooring which continues through to the snug room which in turn houses the open fire & has bi fold doors opening onto the rear garden. Arguably the main Hub of the property is the spacious dining kitchen well lit by an abundance of natural light from the many windows and rear French style doors to the garden. The kitchen area is fitted with a comprehensive range of wall, base and drawer units along with a double bowl sink unit. There is a Stoves gas range cooker & a tiled floor. Leading from the utility room is a WC & from the rear hallway access gain be gained to the cellar.

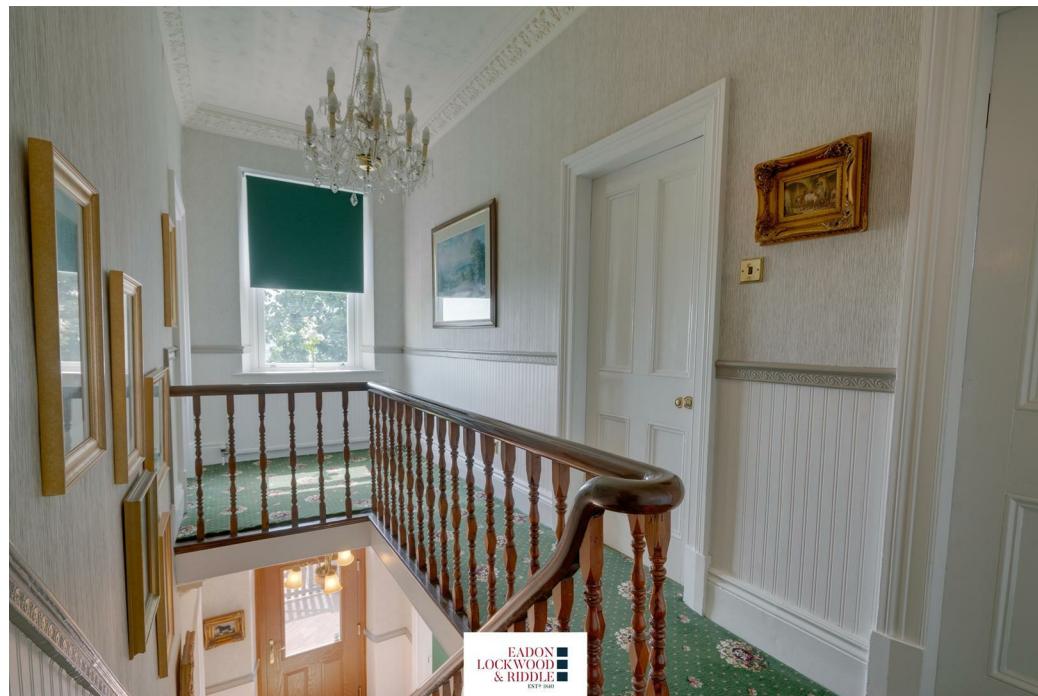
To the first floor are 5 bedrooms, 4 of double size and 1 single. The Principal bedroom is to the rear elevation where these tremendous views can be enjoyed from the comfort of your bed! The character remains in this bedroom with arguably original picture rails, coving & ceiling rose. The family bathroom is fitted with a white 4 piece suite comprising of a large oval shaped bath with claw on ball feet, tiled shower cubicle, low level WC & wash basin.

The property is approached via the double security gates which in turn open up to a generous size driveway providing off road parking but there is also a 'former' detached triple garage. This has been converted for a change of use as the vendor uses it for a Day Nursery.

The gardens are impressive! Wrapping around the property to two sides, this spacious lawned garden has mature trees to the borders along with a mini orchard, chicken coop & a large wooden outbuilding which our vendor uses for his work. However the successful purchaser could use this space for a multitude of purposes, a large home office, gym, bar with games area, beauty room? The options are limitless. This is a tremendous family home, spacious, generous gardens & superb views. An early viewing highly recommended.

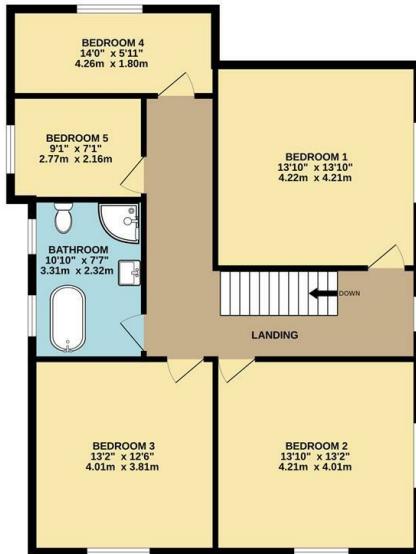
- A superb 5 bedroom detached period property
- Fantastic large rear gardens with far reaching views
- Ground floor WC/utility room & cellar .
- 2 reception rooms with stunning period fireplaces
- spacious driveway & converted double garage
- High ceiling rooms with many original features
- Gas central heating & double glazed throughout
- Superb home for the growing family
- Internal viewing highly recommended
- Freehold. Council Tax Band F







GROUND FLOOR  
959 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR  
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 1899 sq.ft. (176.4 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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