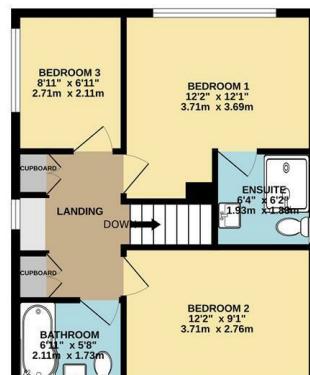
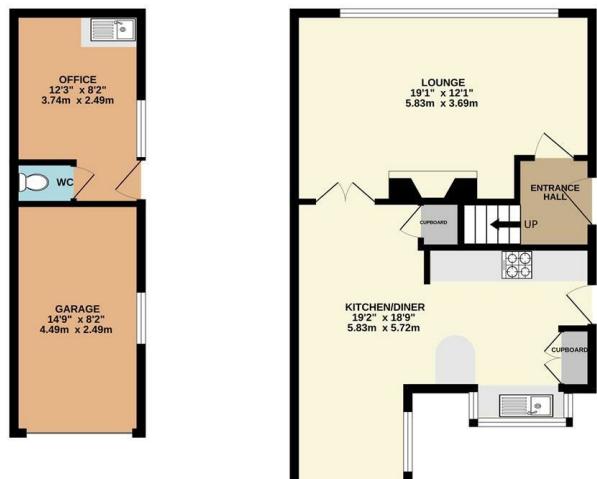


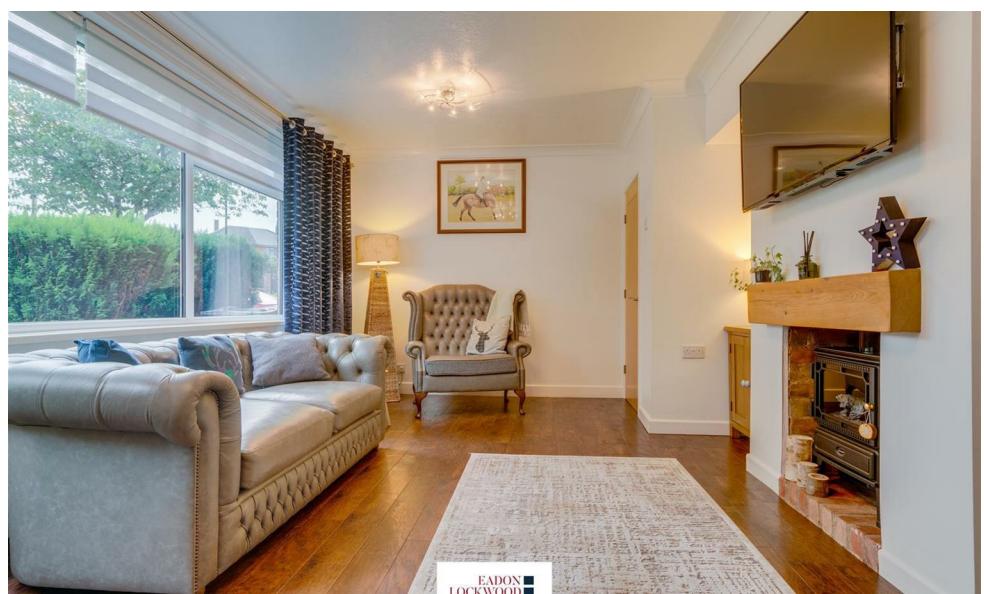
GARDEN  
220 sq. ft. (20.5 sq.m.) approx.

GROUND FLOOR  
513 sq. ft. (47.6 sq.m.) approx.

1ST FLOOR  
459 sq. ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq.ft. (110.7 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 must not 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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LOCKWOOD  
& RIDDLE**  
ESTD 1840

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EADON

4, Newman Road, Rotherham, S60 3JE

Offers In The Region Of £290,000

# 4 Newman Road, Grange Estate, Rotherham, S60 3JE

## Description

ELR are delighted to be able to bring to the open market this magnificent 3 bedroom extended detached home situated upon the ever popular & highly desirable Grange Estate.

Our current vendors have modernised the property beautifully throughout over the years together with the added bonus of a rear sunlounge/snug situated immediately off the dining area of the open plan kitchen diner.

A side entrance door gives access, in turn leading to the front facing spacious lounge with feature fireplace. Double wooden doors lead through to the wonderful open plan kitchen diner. The kitchen is fitted with a range of white gloss fronted units along with integrated fridge & freezer & an electric hob and split level electric oven. There is a small breakfast bar to the work tops. The lovely snug area has french style doors leading to the rear arden.

T the first floor landing are built in storage cupboards housing the combination boiler & a side window with window seat beneath. The front facing Principal bedroom enjoys an ensuite shower room fitted with a glorious modern 3 piece suite inc. a double size shower cubicle and with tiling to the walls. Bedroom two is also of double size & with the loft access whilst bedroom three is a single bedroom. The house bathroom is also fitted with a lovely modern white 3 piece suite housing the 'P' shaped bath with overhead shower, vanity unit & co-ordinating tiling to the walls. Fronting the property is a small lawned garden area with mature borders & a driveway providing off road parking which in turn leads through the 5 bar gate to the continuation of the driveway. There is a brick built garage with power points & light & to the rear of the garage our vendor has created a very useful home office with sink & units. A tremendous space for those home workers. Alternately this space could be converted into a home bar which seems to be the trend nowadays! To the rear is also a pebbled seating area with lawned garden beyond.

The property is within the catchment for the highly rated Sitwell J&I School which is about half a mile away whilst about the same distance is a convenience store at the Worrygoose roundabout. For the commuter, the M1 & Sheffield Parkway is within about 1 mile.

All in all a tremendous property which truly warrants an early internal inspection.

- A superbly presented 3 bedroom detached house with en suite
- Rear garage with ADJOINING HOME OFFICE WITH ELECTRIC, RUNNING WATER & WC
- Rear extended sun room/snug
- New windows throughout 2023 & Karndean flooring to the ground floor
- Attractive modern white bathroom with shower over bath
- Front & rear lawned gardens inc. rear patio
- Fantastic home for the growing family or couple looking to downsize
- Within approx 500 yds of highly rated Sitwell J&I School
- Internal viewing highly recommended to appreciate within
- Freehold. Council tax band D



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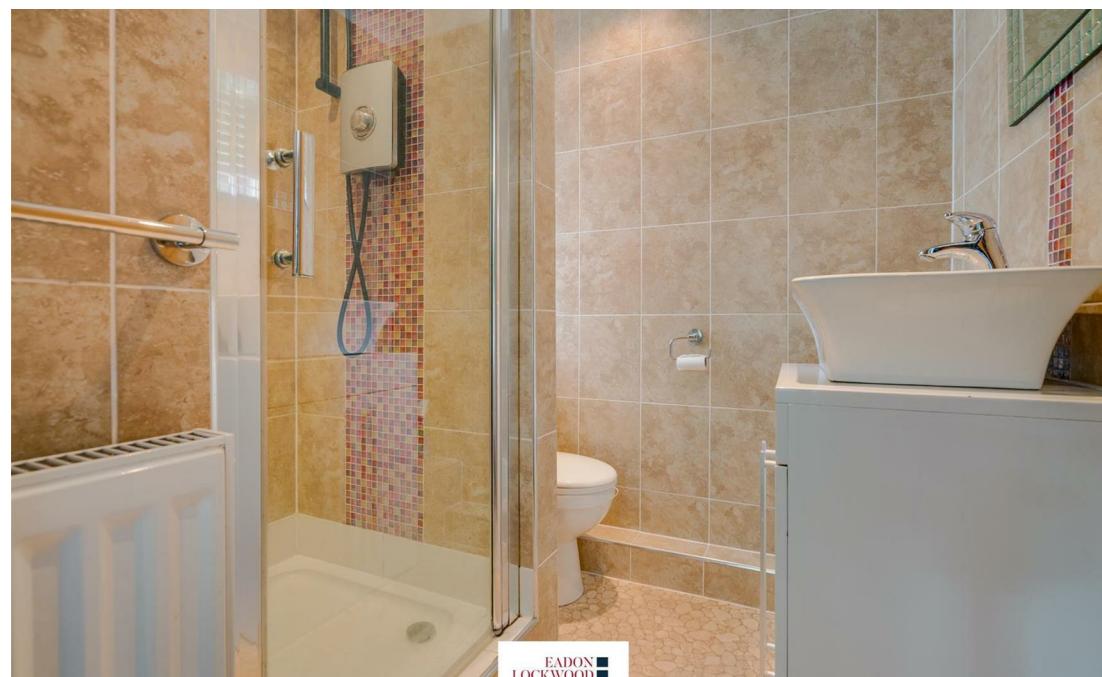
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