FOR SALE









West Bawtry Road, Rotherham
Offers Over £350,000

MARTIN&CO







West Bawtry Road, Rotherham

4 Bedrooms, 2 Bathroom

Offers Over £350,000

- **Detached house**
- **4 / 5 bedrooms**
- **Double garage**
- **No chain**
- **Generous garden**

Situated on the well regarded West Bawtry Road in Rotherham, this substantial detached home offers a flexible layout suited to a range of living arrangements, with generous indoor and outdoor space and the added benefit of no onward chain. The position is particularly convenient, with straightforward access to the M1 and M18 motorway networks, Sheffield Parkway, and regular public transport links, making it a practical base for commuting into Sheffield, Rotherham and beyond.

The property is approached via a driveway providing off road parking, alongside a lawned front garden which softens the setting. A side facing entrance porch leads into the main hallway, where a spindled staircase rises to the first floor, giving an immediate sense of the space available. The ground floor layout has been designed with versatility in mind, offering rooms that can easily adapt to changing needs.

To the side of the property sits a useful additional room currently utilised as a fifth bedroom or study, ideal for those working from home or requiring ground floor sleeping accommodation. This is complemented by a convenient en suite toilet, adding to the practicality of the space.

The main lounge is notably larger than average, creating a comfortable setting for day to day living as well as entertaining. Patio doors open directly onto the

rear garden, allowing for an easy connection between indoor and outdoor areas, while a log burner provides a focal point and added warmth during cooler months.
A key feature of the home is the open plan kitchen, dining and sitting area, which forms the heart of the property. The kitchen is fitted with a range of wall and base units, complete with granite worktops, integrated oven, hob and extractor, and a useful pantry for additional storage. There is ample space for both dining and relaxed seating, making it a practical and sociable area suited to modern lifestyles.
Upstairs, the first floor landing features a balustrade detail and leads to four well proportioned double bedrooms, offering comfortable accommodation for family living or visiting guests. The family bathroom is fitted with a four piece white suite, including a bath, separate shower cubicle, vanity wash hand basin and low flush w.c., providing both convenience and flexibility for busy households.
Externally, the rear garden has been arranged to make the most of the available space and offers several distinct areas for relaxation and entertaining. A side patio extends through to the rear, where a covered entertaining space provides shelter and creates a usable area throughout the year. There is designated space for a hot tub and seating area, complete with its own log burner, adding to the appeal for those who enjoy outdoor gatherings.
Further sections of the garden include a raised area with space for a pool table, along with a raised decked seating area, offering different vantage points across the garden and allowing for a variety of uses. The overall plot feels well balanced, providing both open space and defined zones.
A double garage adds further practicality, whether for secure parking, storage or workshop use.
The surrounding area is well served by local amenities. Nearby, there are a number of supermarkets including Tesco Extra at Drummond Street and Morrisons in Rotherham town centre, along with a range of smaller convenience stores. For families, there are several schools within easy reach such as Sitwell Junior School, Oakwood High School and Thomas Rotherham College. Recreational facilities and green









spaces are also accessible, adding to the overall appeal of the location.
This is a property that offers space, flexibility and a location that supports both daily life and commuting requirements, making it a strong option for a wide range of buyers.

SIDE PORCH With a side facing entrance door and door to the entrance hall.

ENTRANCE HALL A spacious entrance hall with coving to the ceiling. A spindled staircase rises to the first floor landing with under stairs storage and laminate floor.

BEDROOM FIVE / STUDY Currently used as bedroom five with a side facing window.

EN SUITE Having a white two piece suite which comprises of a low flush w.c and vanity wash hand basin.

LOUNGE A fantastic size reception room with coving to the ceiling. The focal point of the room is the log burning stove inset to the chimney breast, two side facing windows and patio doors that open onto the rear garden.

LIVING / DINING / KITCHEN Kitchen area has a range of fitted wall and base units in grey shaker style, wall units include extractor hood. Base units are set beneath worktops which include breakfast bar, hob, eye level oven, space for fridge freezer, plumbing for washing machine, one and a half bowl sink and front facing window. Pantry with space for tumble dryer. Living / dining area has coving to the ceiling and front facing window.

LANDING With coving to the ceiling, spindled balustrade, storage cupboard and rear facing window.

BEDROOM ONE A double size bedroom with coving to the ceiling and front facing window.

BEDROOM TWO A double size room with coving to the ceiling and front facing window.

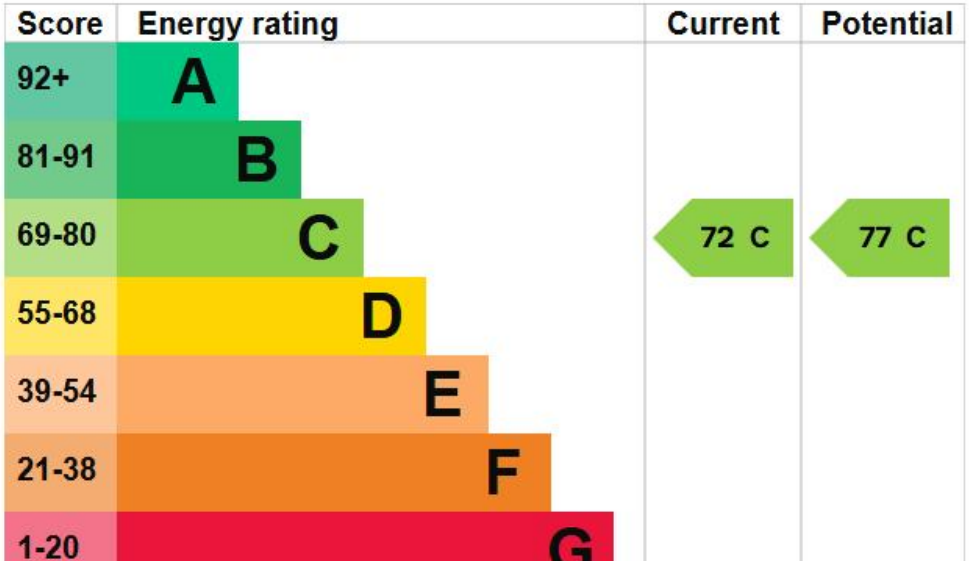
BEDROOM THREE A double size room with coving to the ceiling and rear facing window.

BEDROOM FOUR A double size room with side facing window.

FAMILY BATHROOM Having a white four piece suite which comprises of a free standing bath, shower cubicle, low flush w.c, double vanity sinks, tiled walls, tiled floor and side facing window.

OUTSIDE To the front is a drive providing off road parking with lawn garden. Gated access to the side patio that extends to the rear, with covered seating, this extends to the second side where there is a log burning stove and space for hot tub. Generous size lawn with



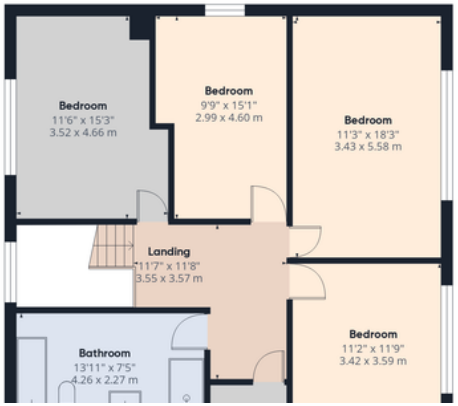


MARTIN&CO


Stitch



Ground Floor



Approximate total area(1)

1818 ft²

168.7 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

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The Property Ombudsman