



## Hungerhill Road

Kimberworth, S61 3NP

Guide Price £210,000 - £220,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- GARAGE AND CAR PORT
- ESQUISITE DECOR
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING: D
- SOUGHT AFTER LOCATION
- LARGE ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS
- LEASEHOLD
- COUNCIL TAX BAND: B

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Nestled on the desirable Hungerhill Road in Kimberworth, Rotherham, this charming three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a welcoming entrance hall that leads to an open-plan kitchen diner, ideal for family gatherings and entertaining. The kitchen features French doors that open onto a large enclosed rear garden, complete with a lovely patio area, perfect for enjoying the summer months.

The cosy lounge area, enhanced by a stylish electric log-burn effect fire and a large bay window, provides a warm and inviting space to relax. The first floor boasts a carpeted landing that leads to three generously sized bedrooms, each offering ample space for personalisation. The modern family bathroom is well-appointed, catering to all your needs.

Outside, the property features a low-maintenance front garden with artificial grass, complemented by an extensive driveway leading to a convenient car port and garage. This home is not only aesthetically pleasing but also practical, making it an ideal choice for families or professionals alike.

Situated in a good commuting location, this property is close to all local amenities, ensuring that everything you need is within easy reach. Do not miss the opportunity to make this stunning home your own.

## Entrance Hall

Via a composite door this opens into the spacious and welcoming entrance hall, ideal for coats and shoes, having stairs rising to first floor with under stairs storage, wall mounted modern radiator, neutral décor with LVT flooring and door leading to open plan kitchen/diner.

## Open Plan Kitchen/Diner

17'3" x 16'1" narrowing to 11'5" (5.26m x 4.90m narrowing to 3.48m)

An elegant open plan kitchen/diner hosting an array of wall and base units providing plenty of storage space, contrasting work surfaces, inset sink and drainer with chrome mixer tap, inset ceramic electric hob with extractor above, integrated electric oven, under counter space and plumbing for a washer or dishwasher, neutral décor with LVT flooring, wall mounted radiator with uPVC windows as well as uPVC French doors that open to the garden filling this space with natural light, modern sliding doors then open to the living room.

## Lounge

11'3" x 11'6" including bay window (3.43m x 3.51m including bay window)

A sleek and polished living space filled with plenty of natural sources of light through a large uPVC bay window. Comprising of LVT flooring, wall mounted radiator with aerial point in place. Beautiful sliding doors opening into the kitchen dining room creating the perfect family room to entertain family and friends.

## Landing

The roomy carpeted landing has uPVC window to the side elevation and all doors leading to bedrooms and family bathroom.

## Bedroom One

11'2" x 11'5" (3.40m x 3.48m)

A sumptuous master bedroom comprising carpet flooring, wall mounted radiator and large uPVC window to the rear. Plenty of space for bedroom furniture.

## Bedroom Two

11'2x 12'2" including bay window (3.40mx 3.71m including bay window)

A further good sized double bedroom with uPVC bay window to the front filling the room with natural light and having seating so you can enjoy the views. Benefiting from built in wardrobes wardrobes, having carpet flooring, neutral décor and wall mounted radiator.

## Bedroom Three

5'8" x 7'0" (1.73m x 2.13m)

Currently used as a dressing room, but would make a great single bedroom, nursery or home office. Comprising carpet flooring, wall mounted radiator and uPVC window to the front.

## Family Bathroom

5'7" x 7'1" (1.70m x 2.16m)

A stylish family bathroom, tiled and in on trend neutral tones making this the ideal spot to relax and unwind,. Comprising bath with shower over and glass screen, built in white gloss vanity units with inset hand basin and low flush WC, wall mounted heated towel rail, and frosted uPVC window to the rear.

## Exterior

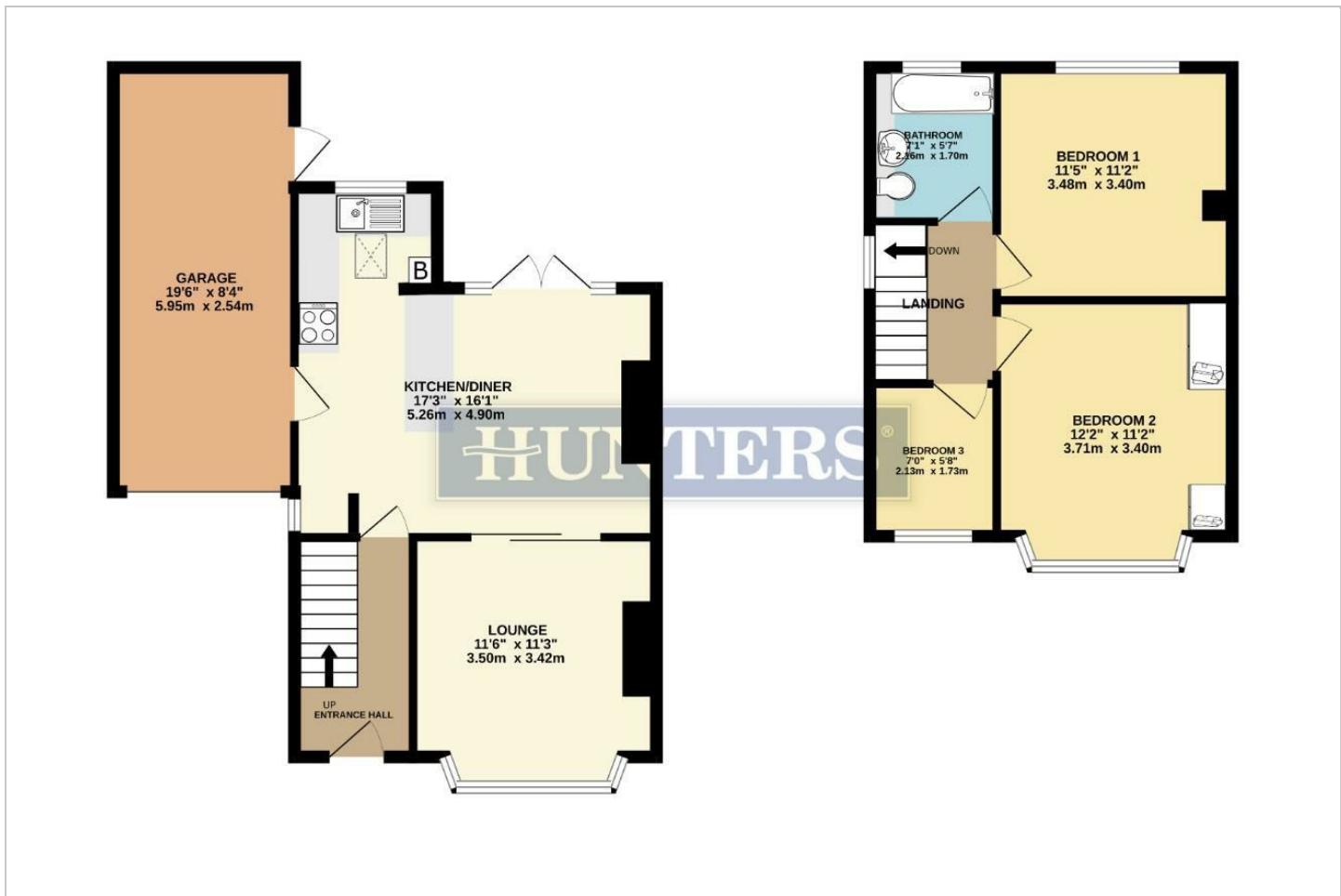
The property boasts great kerb appeal with an extensive, easy to maintain driveway providing off road parking. Having its very own car port with access to the garage. Easy to maintain garden area with artificial grass and access to the front entrance door. To the rear of the property is a fully enclosed, well maintained garden. Mainly laid to lawn, with a sizeable patio area at the upper area creating the perfect place to sit and unwind in the summer months. Surrounding by beautiful plants and shrubs creating splashes of colour to your view, with wooden fencing creating a bit of privacy.

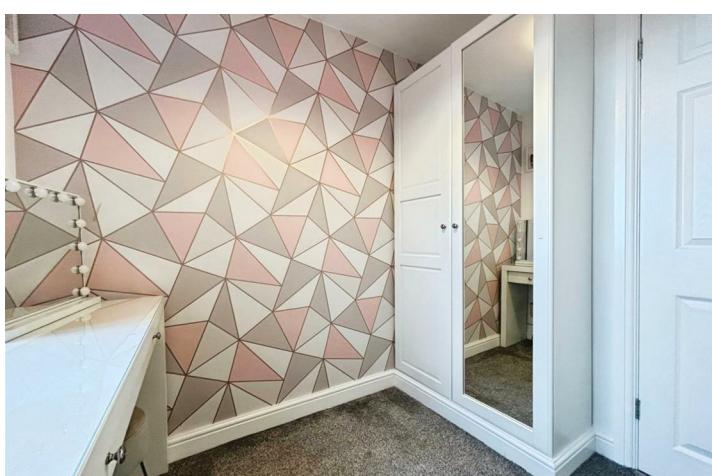
## Garage

8'4" x 19'6" (2.54m x 5.94m)

Offering that extra secure storage we all crave or further off road parking comprising up and over garage door with uPVC giving access to the rear garden.

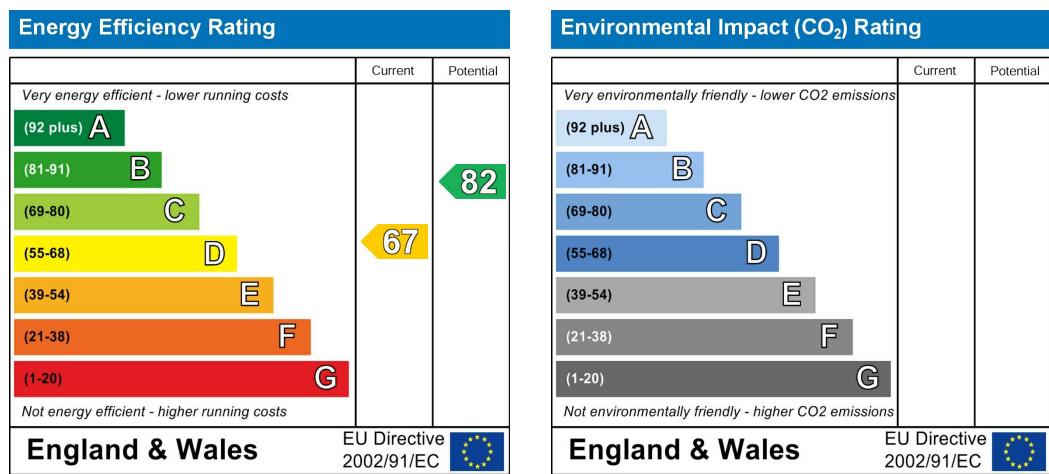
## Floorplan







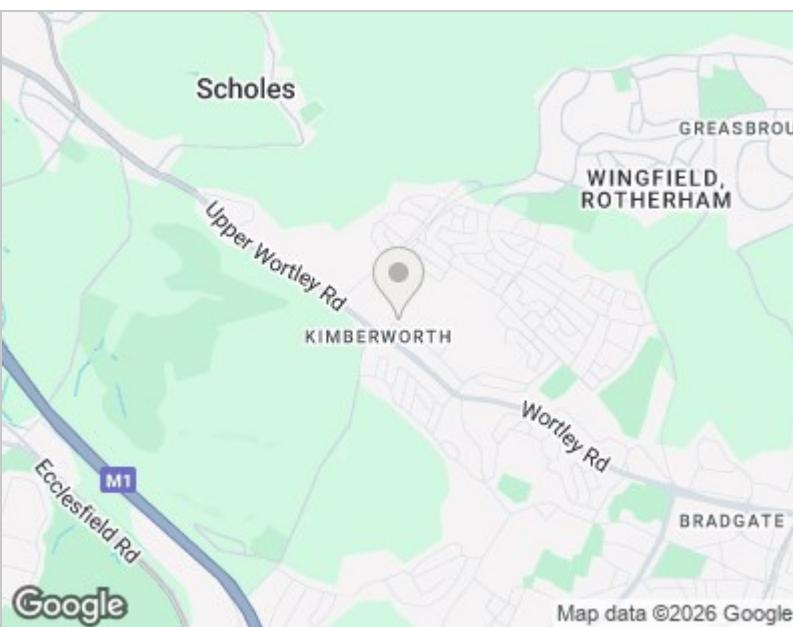
## Energy Efficiency Graph



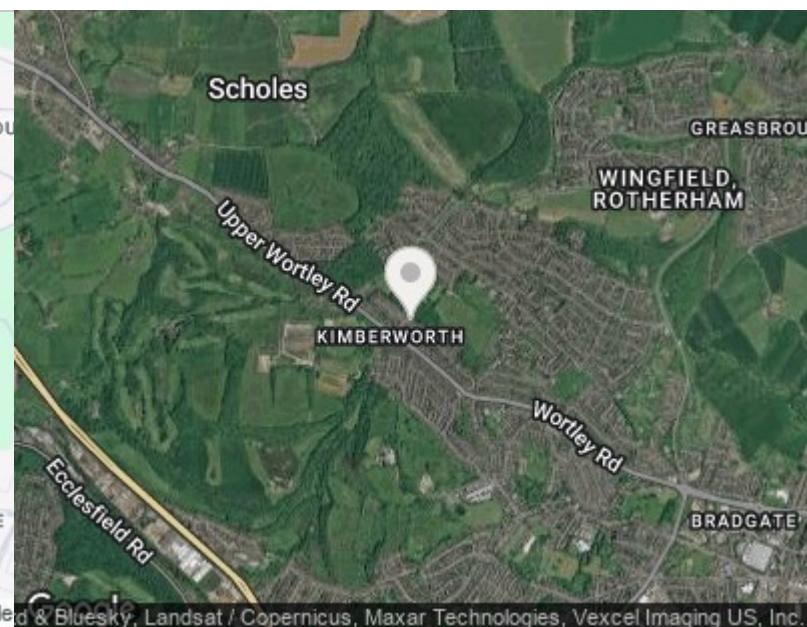
## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN  
Tel: 01709 894440 Email: [dearnevalley@hunters.com](mailto:dearnevalley@hunters.com)  
<https://www.hunters.com>

