

**FOR SALE**



**Norrels Drive, Broom**  
**Guide Price £190,000**

  
**MARTIN & CO**





## Norrels Drive, Broom

3 Bedrooms, 1 Bathroom

Guide Price £190,000

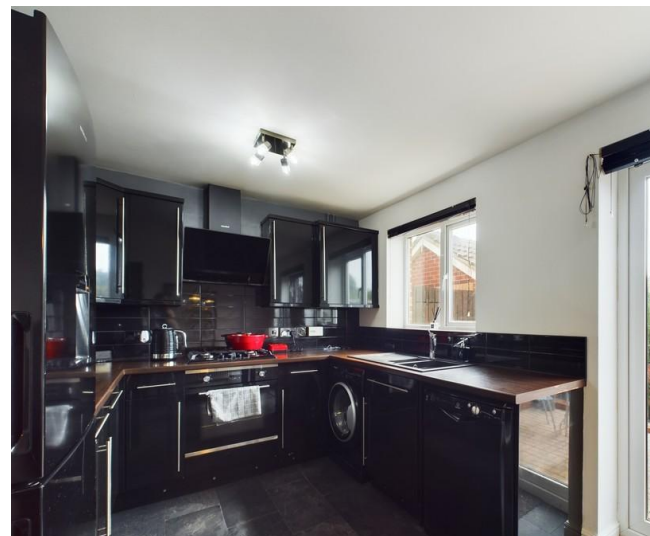
- Deattached
- Three bedrooms
- No chain
- Drive and garage
- Popular location

GUIDE PRICE £190,000 - £200,000. Discover the perfect blend of comfort and convenience at this three bedroom detached home in the sought-after area of Rotherham. Offering a prime location with no onward chain, this property is ideal for a variety of buyers looking for a ready-to-move-in home with excellent connectivity.

The house welcomes you with an entrance lobby and a convenient downstairs WC. The spacious lounge is designed for relaxation and family time, featuring a stylish spindled staircase that leads to the upper floor. The dining kitchen, equipped with modern high-gloss black units, includes an oven, hob, and French doors that open up to a beautifully maintained rear garden- perfect for dining al fresco or simply enjoying peaceful outdoor moments.

Upstairs, the residence boasts three well-appointed bedrooms, with the master bedroom offering ample storage with fitted wardrobes. A clean and bright family bathroom, equipped with a white three-piece suite, serves the bedrooms.

Externally, the property does not fail to impress with a front lawn bordered by attractive shrubs, a private driveway leading to a single garage, and an enclosed



South West facing rear garden featuring a block-paved patio, artificial lawn, and a rockery area adorned with shrubs.

This home is not just a dwelling but a lifestyle choice, conveniently located close to local amenities, public transport links, Rotherham Hospital, and major commuter routes.

Ready to make it yours? Contact us to schedule a viewing and see what makes Norrels Drive a special place to call home.

**ENTRANCE LOBBY** With front facing entrance door, door to the lounge and downstairs w.c.

**DOWNSTAIRS WC** With a white two piece suite comprising of a low flush w.c, wash hand basin with tiled splash back and front facing window.

**LOUNGE** A generous size lounge with coving to the

ceiling, laminate flooring, a spindled staircase rises to the first floor landing and a front facing window.

**DINING KITCHEN** With a range of fitted wall and base units in high gloss black, wall units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, hob, oven, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, tiled splash backs, under stairs storage, rear facing window and rear facing French style doors.

**LANDING** With loft access and side facing window.

**BEDROOM ONE** A double size room with fitted wardrobes and front facing window.

**BEDROOM TWO** A double size room with laminate floor and rear facing window.

**BEDROOM THREE** A single size room with front facing window.





**BATHROOM** Having a white three piece suite comprising a low flush w.c, wash hand basin, bath with shower set over, tiled walls and rear facing window.

**OUTSIDE** To the front is a lawn garden with shrub borders. Drive to the side providing off road parking and single garage. To the rear is an enclosed garden with block paved patio, lower artificial lawn and rockery with mature shrubs.

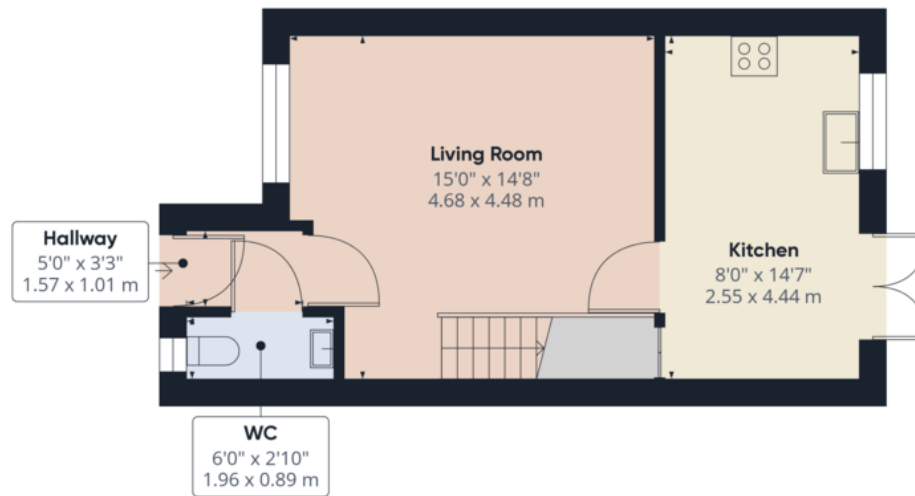


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		

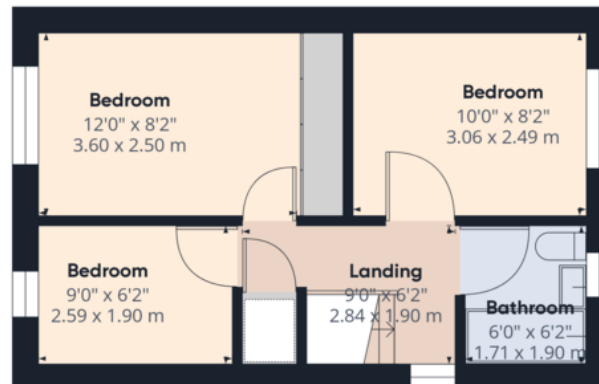








Ground Floor



Approximate total area<sup>m</sup>  
704.18 ft<sup>2</sup>  
65.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Rotherham

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