

FOR SALE



South Crescent, East Dene, Rotherham
Guide Price £210,000

MARTIN & CO



South Crescent, East Dene, Rotherham

4 Bedrooms, 1 Bathroom

Guide Price £210,000

- Corner plot position
- Two reception rooms
- Four good-sized bedrooms
- Off-road parking
- Low maintenance rear garden

Located on a generous corner plot along South Crescent in East Dene, this extended semi-detached property offers a layout and size that will suit many lifestyles. The current owners have made practical and well-planned improvements that have significantly enhanced both the space and flow of the house. The result is a solid, spacious home with plenty of living and entertaining space on the ground floor and four genuinely good-sized bedrooms upstairs.



LOUNGE The ground floor centres around a good sized lounge that leads directly into a bright conservatory.

CONSERVATORY Pleasant bright space ideal as an extra sitting area or simply a peaceful spot to enjoy views of the rear garden.

KITCHEN/DINER The kitchen offers a functional layout for day-to-day living with a range of base and wall units, fitted freezer (full unit), fitted washing machine and dishwasher. An extra benefit is the Kitchen Island giving extra storage, worktop space area and seating space

DINING ROOM The dining room is part of the extended section of the house and provides a

wonderful separate, defined space perfect for evening meals, larger gatherings or even use as a home office if preferred. The design of the extension works particularly well, with its own identity while still flowing seamlessly with the original house.

LANDING Upstairs, the property continues to impress with four bedrooms that are all of a practical size – a rare find in homes of this type. The landing has storage cupboards that house the boiler.

BEDROOM 4 Situated in part of the extended section of the house this 4th Bedroom offers lots of valuable space and can more than easily accommodate a double bed and various furniture requirements

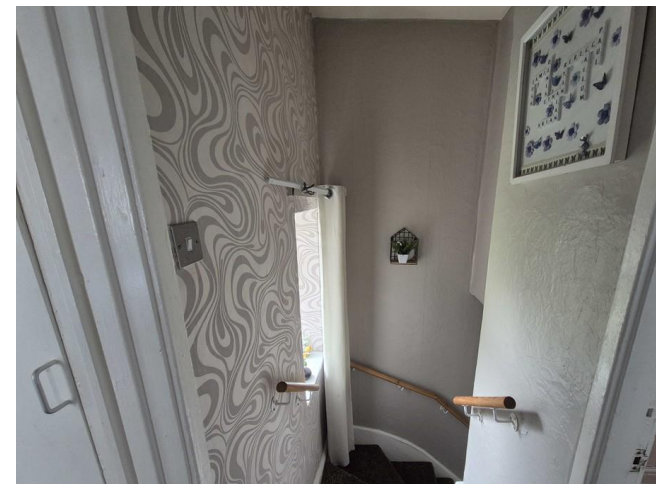
MASTER BEDROOM Good sized room with front facing window.

BEDROOM 2 With added storage area this bedroom can easily fit a double bed and furniture

BEDROOM 3 Good sized bedroom that can house a double bed and storage

FAMILY BATHROOM Pleasant, practical space with 3 piece suit and complimentary tiling. The bath is of a walk-in style and has a wall fitted shower. There is a low flush w.c, and wash hand basin.

OUTSIDE Outside, the house continues to tick all the right boxes. The front garden is grassed offering a pleasant green space with side access to the rear. The rear garden has been designed with low maintenance in mind – neat, tidy, and well-presented, with a solid mix of paving and planting that works well for those looking to spend time outside without a lot of upkeep. There's plenty of room for outdoor furniture and entertaining. At the end of the garden, access has been provided for off-road parking, a significant bonus in this area. There's also a good-sized corner storage shed that offers secure space for tools, bikes, or gardening equipment.



OVERVIEW East Dene continues to be a popular part of Rotherham for those looking for practical homes in convenient locations. For families, East Dene Primary School and St Ann's Junior and Infant School are both nearby, offering local options within a short drive or even walking distance. For secondary education, Clifton Community School is also close by.

Daily amenities are easy to reach, with local shops in East Dene and larger supermarkets including ALDI, Tesco Extra and Iceland all within a ten-minute drive. Rotherham town centre is also close, providing access to a full range of shops, cafés, leisure facilities and services.

For commuters, the property is well-placed. Rotherham Central train station is just under two miles away, providing direct connections to Sheffield, Doncaster, and Leeds. The M1 and M18 motorways are both accessible within around fifteen minutes, making this a practical location for travel throughout South Yorkshire

and beyond. Bus routes also operate regularly through the area, with services into the town centre and surrounding districts.

Altogether, South Crescent presents a well-balanced home with thoughtful extensions, a comfortable layout, and practical outside space. It offers a sensible option for those looking to stay in or move into the East Dene area – with scope to settle in immediately and make small personal touches over time.

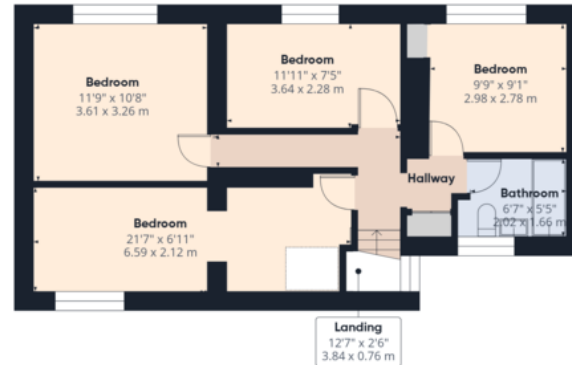


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		





Ground Floor



Approximate total area⁽¹⁾

1240 ft²
115.3 m²

Reduced headroom

1 ft²
0.1 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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