



- Bsmart homes can arrange your mortgage
- 4/5 Bedroom Detached Property
- Popular Location
- Large Orangery with Bifold Doors

12 Swallow Crescent, Rawmarsh, Rotherham, S62 5HX

Guide Price £269,000

A viewing is highly recommended for this spacious and versatile 4/5-bedroom detached family home, ideally situated in a sought-after area of Rawmarsh.

The property benefits from a generous open-plan kitchen/diner leading into a stunning orangery with bi-fold doors opening out onto a private rear garden — perfect for modern family living and entertaining. Additional features include a convenient downstairs WC, a well-appointed family bathroom, and a separate en-suite to the master bedroom.



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ENTRANCE HALL

A bright and welcoming entrance hallway featuring a stylish glass and oak staircase that adds a modern, elegant touch to the space. Finished with sleek tiled flooring and offering practical understairs storage - ideal for coats, shoes, and everyday essentials.

LOUNGE

17' 0" x 11' 1" (5.2m x 3.4m) A spacious and inviting front-facing lounge featuring a stylish feature fireplace that adds warmth and character to the room. Finished with high-quality tiled flooring and flooded with natural light, the space also benefits from double internal doors leading through to the dining area, creating a flexible open-plan feel when desired.

KITCHEN DINER

18' 4" x 13' 5" (5.6m x 4.1m) A beautifully presented open-plan kitchen and dining area, featuring a high-gloss, fully fitted kitchen with ample wall and base units, complemented by sleek tiled flooring throughout. The kitchen is equipped with a double oven and an electric induction hob, offering both functionality and style. The space flows effortlessly into the orangery, making it ideal for modern family living and entertaining.

ORANGERY

10' 5" x 10' 2" (3.2m x 3.1m) A stunning and spacious orangery, flooded with natural light and finished with





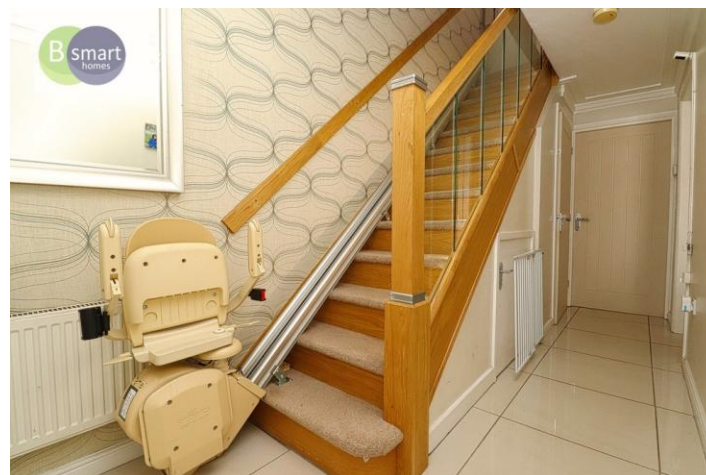
matching tiled flooring for a seamless flow from the kitchen/diner. Bi-fold doors open out onto the garden patio, creating a perfect indoor-outdoor living space ideal for relaxing or entertaining.

UTILITY ROOM

9' 2" x 6' 10" (2.8m x 2.1m) A practical and well-appointed utility room featuring plumbing for a washing machine and additional space for appliances or storage. Finished with durable laminated flooring and offering direct access to the rear garden via an external door - ideal for busy family life.

DOWNSTAIRS WC

A conveniently located downstairs WC, fully tiled and fitted with a modern sink set within a vanity unit. The space is completed with a towel radiator, combining functionality with contemporary style.



BEDROOM FIVE/VERSATILE ROOM

18' 8" x 7' 6" (5.7m x 2.3m) Bedroom Five / Versatile Reception Room

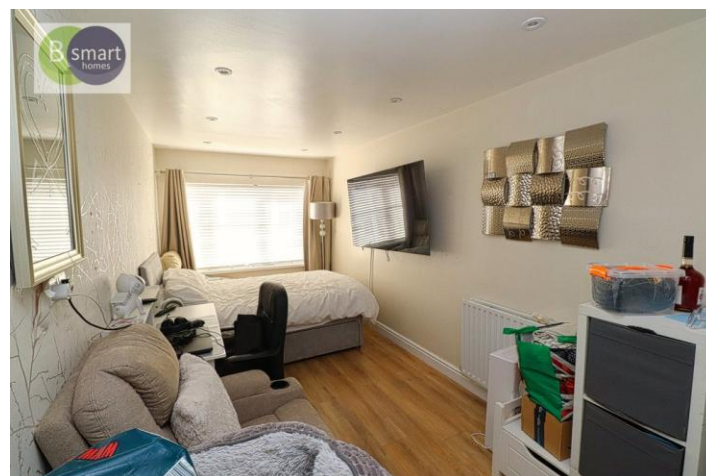
Currently used as a spacious fifth double bedroom, this front-facing room features laminated flooring and offers excellent versatility. It could easily serve as an additional reception room, home office, playroom, or guest bedroom, depending on your needs.

MASTER BEDROOM

13' 9" x 8' 6" (4.2m x 2.6m) A generously sized front-facing double bedroom featuring fitted wardrobes for ample storage and a private door leading to the en-suite shower room. Bright and comfortable, this well-proportioned room offers both practicality and privacy.

EN- SUITE

En-suite featuring a large shower cubicle with tile-effect panelled walls, a sink set within a modern vanity unit, and easy-to-maintain vinyl flooring. This stylish and practical space offers comfort and privacy for the master bedroom.



BEDROOM 2

10' 2" x 8' 2" (3.1m x 2.5m) A rear-facing double bedroom featuring a built-in storage cupboard. Quietly positioned overlooking the rear garden, this room offers a peaceful retreat and practical storage space.

BEDROOM 3

8' 6" x 7' 2" (2.6m x 2.2m) A comfortable rear-facing bedroom, finished with fitted carpet for added warmth and comfort. This room enjoys a quiet outlook over the rear garden and offers flexible use as a child's room, guest room, or home office.

BEDROOM FOUR

10' 5" x 8' 6" (3.2m x 2.6m) A bright, front-facing bedroom featuring soft carpet flooring for comfort. This versatile room is ideal as a bedroom, study, or additional living space, benefiting from plenty of natural light.

FAMILY SHOWER ROOM

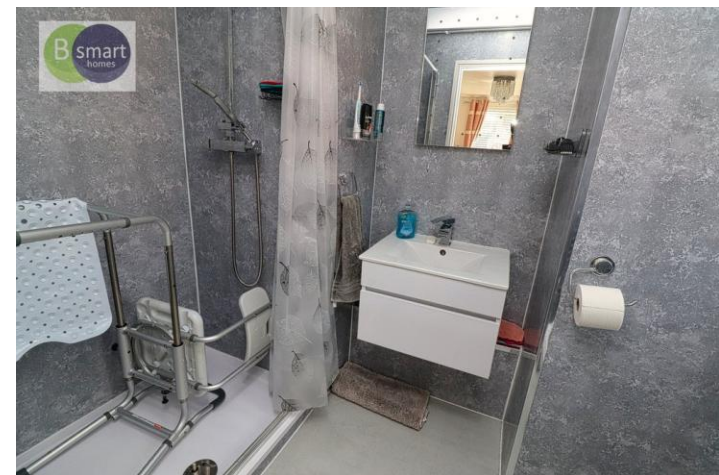
A functional family shower room, featuring a corner shower cubicle with glass-effect cladding, a low-flush WC, and a sink set within a stylish vanity unit. Finished with durable vinyl flooring and complemented by a heated towel radiator for added comfort.

EXTERIOR

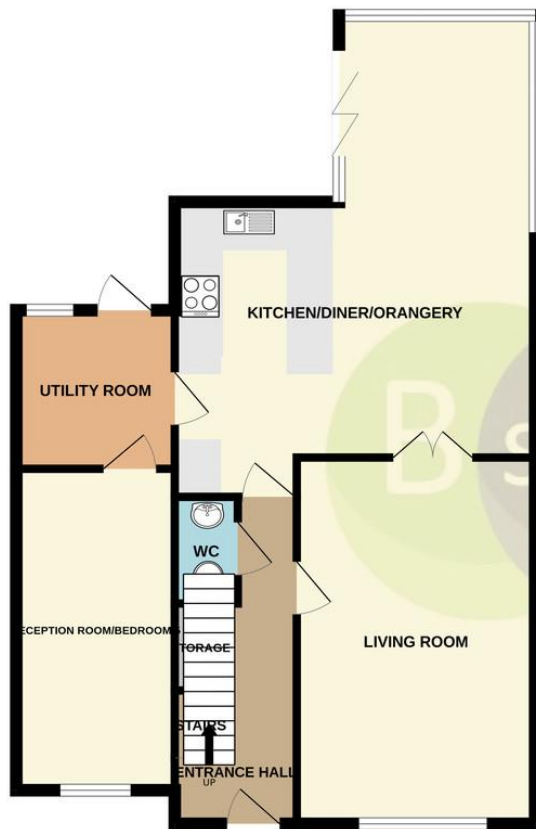
To the front, the property benefits from a large double block-paved driveway providing ample off-street parking, complemented by a neatly maintained lawn area. At the rear, there is a generous private garden featuring a paved patio accessible via the bi-fold doors, alongside a well-kept lawn - ideal for outdoor entertaining and family activities.

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GROUND FLOOR



1ST FLOOR



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SWALLOW CRESCENT, RAWMARSH, S62 5HX

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 should 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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