

FOR SALE



Woodall Road South, Herringthorpe
Asking Price Of £340,000


MARTIN&CO



Woodall Road South, Herringthorpe

4 Bedrooms, 1 Bathroom

Asking Price Of £340,000

- Semi detached
- Four bedrooms
- Dressing room
- Drive and garage
- Cul de sac

Set within a cul-de-sac in the established Herringthorpe area, this extended four-bedroom semi-detached home offers a generous amount of living space, a well-presented interior and a particularly good-sized enclosed rear garden. With off-road parking, an integral garage and flexible accommodation across two floors, the property has plenty to offer families as well as purchasers looking for extra space for home working or hobbies.



The entrance hall provides a practical introduction to the accommodation, with a spindled staircase rising to the first-floor landing and access through to the main living areas.

To the front is the lounge, where a bay window provides plenty of natural light and adds useful additional floor space. A contemporary media wall creates a clear focal point and provides a dedicated setting for the television and associated equipment. The room is comfortably proportioned for everyday family use while remaining separate from the larger open-plan space to the rear.

A major feature of the property is the open-plan dining and living kitchen. Created with modern family life in mind, this sociable space combines areas for cooking,

dining and relaxing, making it equally practical for everyday use and having friends or family round. The kitchen is fitted with a range of units and incorporates an oven, hob and extractor, while the adjoining dining and living areas provide flexibility when arranging furniture.

The open-plan layout also works particularly well with the rear garden, giving the main family space a natural connection with the outside areas during the warmer months.

Alongside the kitchen is a separate utility room, keeping laundry appliances and household jobs away from the main living space. A downstairs WC is another useful addition, particularly in a family home. Internal access to the garage adds further practicality, with the garage offering useful storage as well as scope for a range of household requirements.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The principal bedroom has the

added benefit of its own dressing room, providing dedicated clothes storage without taking space from the main bedroom itself. The remaining bedrooms offer flexibility for children, guests or a home office, depending on individual requirements.

The family bathroom serves the bedrooms and completes the first-floor accommodation. Taken as a whole, the extended layout provides a good balance between shared family areas and separate rooms, allowing the property to adapt as circumstances change.

Outside, off-road parking is available to the front, alongside access to the garage. To the rear is one of the property's strongest features: a substantial enclosed garden with a combination of patio areas, lawn and established borders. The patios provide space for outdoor seating, dining or a barbecue, while the lawn offers room for children, pets and general recreation. The borders add interest around the garden and provide opportunities for further planting.



The enclosed nature of the rear garden will be particularly useful for households with younger children or pets, while its different areas mean there is plenty of scope to create separate spaces for relaxing, entertaining and gardening.

Woodall Road South is well placed for access to amenities around Herringthorpe and the wider Rotherham area. Local shops and everyday services can be found within the surrounding neighbourhood, while a broader choice of shopping is available around Rotherham town centre and the retail areas towards Parkgate. Supermarket options in the wider area include Tesco, Aldi, Lidl and Morrisons.

For families considering schooling, Herringthorpe Infant School and Herringthorpe Junior School are among the schools serving the local area, with secondary education options in and around Rotherham including St Bernard's Catholic High School. School

admission arrangements and catchment areas can change, so these should be checked directly with the relevant school or local authority.

The location also provides useful road connections for commuting. Rotherham town centre is readily accessible, while the wider road network gives links towards Sheffield, Doncaster and surrounding South Yorkshire centres. The M1 and M18 motorway networks can be reached from the wider Rotherham area, making the property a practical base for those travelling further afield. Local bus services provide additional connections around Herringthorpe and towards Rotherham, where Rotherham Central offers rail and tram-train services.



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Ground Floor



Approximate total area⁽¹⁾
1544 ft²
143.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

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