



138 Victoria Road

Parkgate, Rotherham

- Summer House with Electrics & Large Shed
- Kitchen with Island, Walk In Pantry / Utility Room & WC
- Detached Home with Peaceful Woodland Outlook
- Paved Driveway & Storage Garage/ Workshop
- Open Plan Lounge Diner & Conservatory with Bi-folding Doors
- Outstanding Rear Garden with Water Feature & Pond
- Bedroom One with Walk In Wardrobe & Four Piece Suite Bathroom
- Bedroom Two with Fitted Wardrobes & En-suite Shower Room



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Parkgate, Rotherham

**** Spacious Two-Bedroom Detached Home with Woodland Outlook ****

Tucked away in a private no-through-road position, this spacious and characterful two-bedroom detached home enjoys a peaceful setting with attractive woodland views.

The ground floor features a well-appointed kitchen with a central island and walk-in pantry, along with a separate utility room and convenient WC. A large open plan lounge-diner provides an excellent living and entertaining space, flowing into a bright conservatory with bi-folding doors that open directly onto the garden.

Upstairs, a striking gallery landing with Velux windows offers lovely views across the surrounding woodland. There are two generously sized bedrooms, both benefitting from their own bathrooms.

Outside, the property boasts an impressive garden complete with a water feature and pond, creating a tranquil outdoor retreat. Additional features include a summer house with electrics and a large shed for extra storage.

To the front, there is a paved driveway providing off-road parking along with a storage garage.



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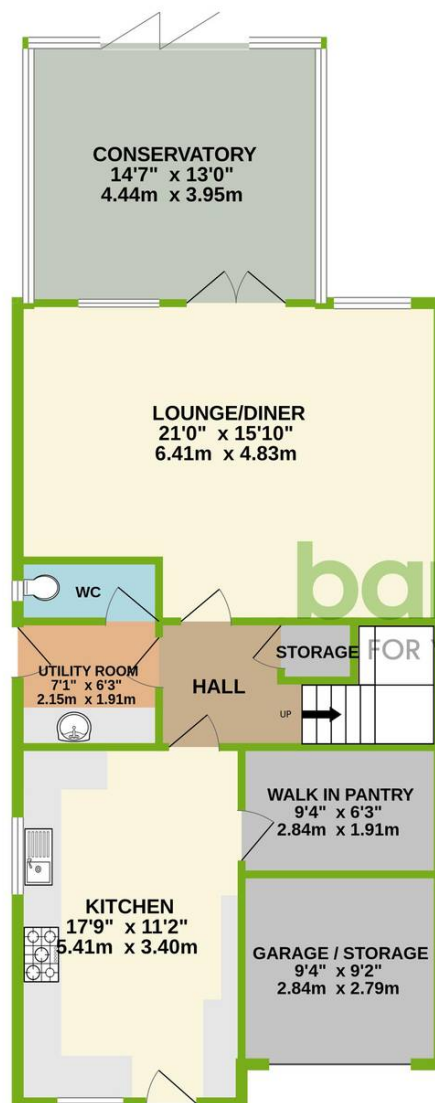
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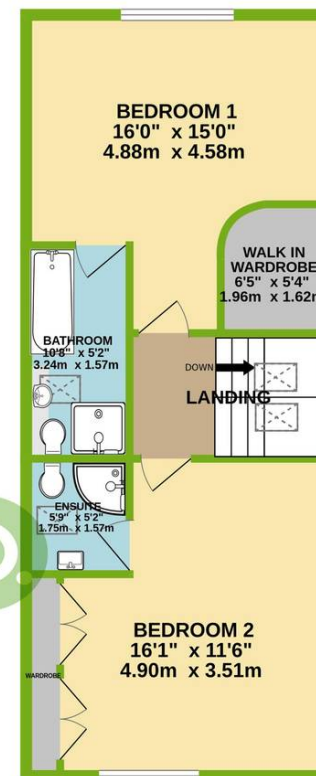




GROUND FLOOR
1008 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 1577 sq.ft. (146.5 sq.m.) approx.

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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