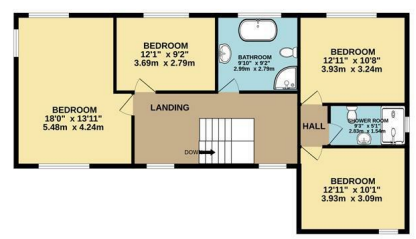
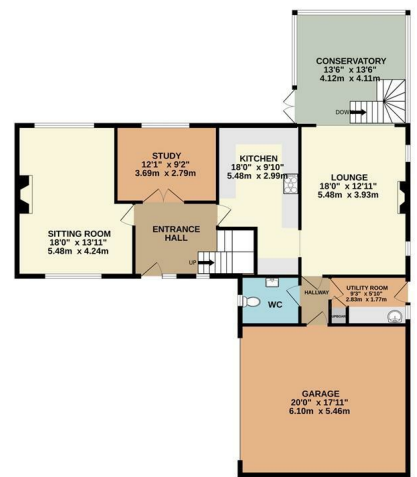


BASEMENT  
180 sq. ft. (16.7 sq. m.) approx.

GROUND FLOOR  
1484 sq. ft. (137.2 sq. m.) approx.

1ST FLOOR  
939 sq. ft. (87.2 sq. m.) approx.



TOTAL FLOOR AREA: 2605 sq. ft. (242.0 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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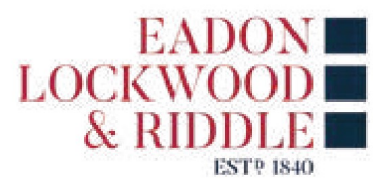
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**Stonefields, Common Lane, Rotherham, S66 7RX** **Guide Price £600,000**

**Stonefields Common Lane, Clifton Village, Rotherham, South Yorkshire, S66 7RX**

**Description**  
 Guide Price £600,000-£625,000  
 Situated within this quaint semi rural village and with outstanding far reaching views to the rear, is this fabulous deceptively spacious 5 bedroom executive style family home with accommodation over 3 levels.  
 Upon entering the property you are greeted via a spacious reception hallway with a Porcelanosa tiled floor & a dog leg style staircase to the 1st floor. There are 2 living rooms, one has a more formal feel to it with wooden effect beams to the ceiling & a cast iron effect fireplace whilst enjoying a dual aspect. A great room for relaxing in after a dinner party! The other to the opposite side of the house & with open plan through to the conservatory. This living room is more airy & bright in decor with a courtesy door through to the utility room, WC & attached garage. Beyond the living room is a superb spacious conservatory which our current vendors use as their dining room. This room enjoys stunning views along with views over the garden. Stairs lead down from here to the lower ground bedroom which in turn has access via French style doors to the patio area.  
 Without doubt one of, if not the main feature of this beautiful family home is this newly fitted kitchen. Having only just been completed (September 2023) this gorgeous kitchen is fitted with an abundance of wall, base & drawer units along with a 5 ring gas Bosch hob with overhead Bosch extractor & beneath the hob are two Bosch electric ovens. There are two integrated fridges, plinth lights & down lights to the wall units. The Porcelanosa tiled floor continues from the hallway into the kitchen. The final reception room to the ground floor is Study/Home office. A cosy room which could alternatively be used as a further TV room/snug.  
 To the 1st floor is a galleried landing with 4 double bedrooms & 2 bathrooms leading off. The Principal bedroom is a vast bedroom with side views together with front & rear gardens. The loft space is partially boarded & houses the boiler fitted in 2021. The family bathroom has also just had a major refit finished in September 2023 which consists of new Porcelanosa tiling to the walls & floor and a new large oval shaped bath with freestanding taps & a separate new corner shower cubicle. The bathroom also houses the wash basin & WC. A beautiful house bathroom. The second bathroom room has also had a newly fitted double size walk in shower cubicle & is complimented via the new vanity wash basin & WC. Co-ordinating tiling to the walls & floor.  
 The property is approached via the spacious block paved driveway providing ample off road parking & leads to the attached double garage with remote electric door & alarm.  
 Much hard work has been put into the rear/side garden over the years. Together with a lawned garden & patio area is a sunken trampoline to a deck area & a lovely waterfall which ends in the spacious pond. There is a Childrens Playhouse & to the side is a piece of land which planning permission has now been passed for the erection of a stone built double garage with 1 bedroom flat above. (Plans available from ELR office.). This could be a superb space for the dependant relative (or separate home office).  
 This property can only be truly appreciated via an internal inspection which ELR highly recommend so as not to miss out.

- A stunning 5 bedroom detached executive family home
- Accommodation over 3 floors-double bedroom to lower ground floor
- Superb far reaching views to the rear over fields towards Doncaster
- 2 bathrooms to the service the 4 double size 1st floor bedrooms
- Ground floor WC & utility room
- Spacious driveway & double attached garage
- Study/Home office
- Superb & idyllic village location
- Very versatile home with security alarm which will suit the growing family
- Planning consent for double garage and to incorporate living space to existing garage



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