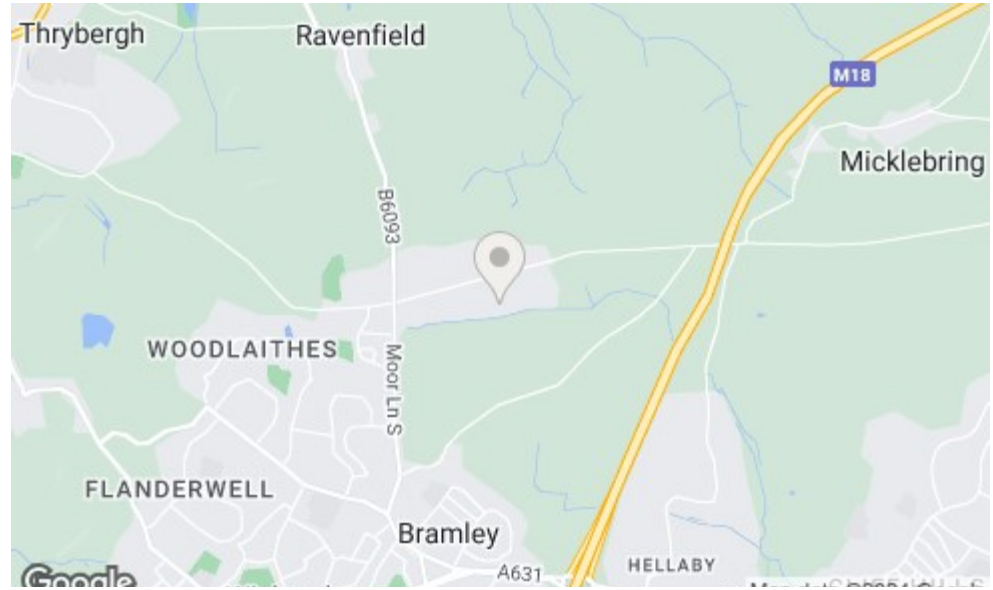


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



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34, Barberry Way, Rotherham, S65 4RE

Guide Price £320,000

34 Barberry Way, Ravenfield,
Rotherham, S65 4RE

Description
Guide Price £320,000 - £335,000
A Family Haven on a No Through Road: 4-Bedroom Detached Beauty. Discover Comfortable Living in this Occupied-From-New Residence.

Nestled on a tranquil no-through road, this inviting 4-bedroom detached family home, offered with no upward chain, presents an opportunity to embrace spacious and enduring comfort. Occupied by the same family from its inception, this residence offers a warm and welcoming retreat. Welcoming you is a double side-by-side driveway at the front, providing ample off-road parking and leading seamlessly to the single integral garage. As you step inside, a hallway beckons, with stairs gracefully ascending to the first floor. The generous front-facing bay windowed living room exudes a comfortable ambiance and features a captivating fireplace with a fitted living flame gas fire. Double wooden glazed doors connect to a separate dining room, adorned with rear-facing French style doors nestled within a bay, offering access to the back garden. The 'L' shaped breakfast kitchen boasts a comprehensive range of wall, base, and drawer units, complemented by a double electric oven and a gas hob with an overhead extractor. A courtesy door leads to the integral garage, and another door opens to the utility room, equipped with space and plumbing for a washing machine and a rear-facing door to the back garden.

Ascending to the first floor reveals 4 generously sized bedrooms, with 3 being of double proportions. The Principal bedroom features fitted wardrobes and an adjoining ensuite bathroom with a white 3-piece suite, including a panelled bath with telephone-style shower taps. The family bathroom echoes the elegance, fitted with a white suite housing a panel bath, low-level WC, wash hand basin, and a separate shower cubicle. The rear of the property unfolds into an enclosed lawn garden area with a raised flagged patio—an ideal setting for outdoor relaxation. The garage accommodates the wall-mounted boiler, fitted wall and base units, and is equipped with power points and lighting.

A few yards away, the no-through road leads to open spaces, perfect for recreation. At the crossroads in Ravenfield, a small arcade of shops, The Cavalier Pub, and a car mechanic workshop awaits. Excellent motorway links are within reach, with the M18 at Hellaby connecting to the M1 and A1 respectively.

Explore the comfort and convenience this family haven offers. Secure your viewing to experience the warmth and tranquility of this residence.

- A 4 bedroom detached family home situated upon a No through road
- NO UPWADR CHAIN
- Ground floor WC
- Spacious breakfasting kitchen with adjoining utility room
- Integrated garage and front double driveway
- Rear enclosed garden with raised flagged patio area
- Security alarm system
- Great opportunity for the growing family
- Freehold. Council tax band D



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