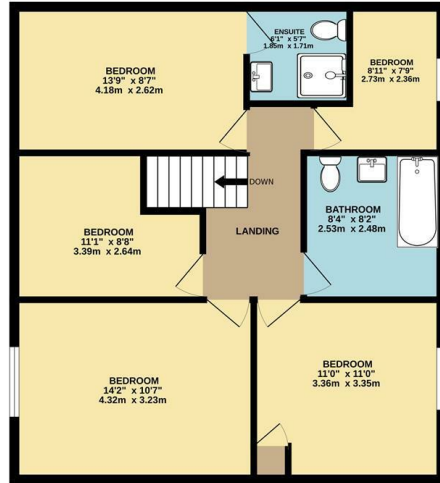


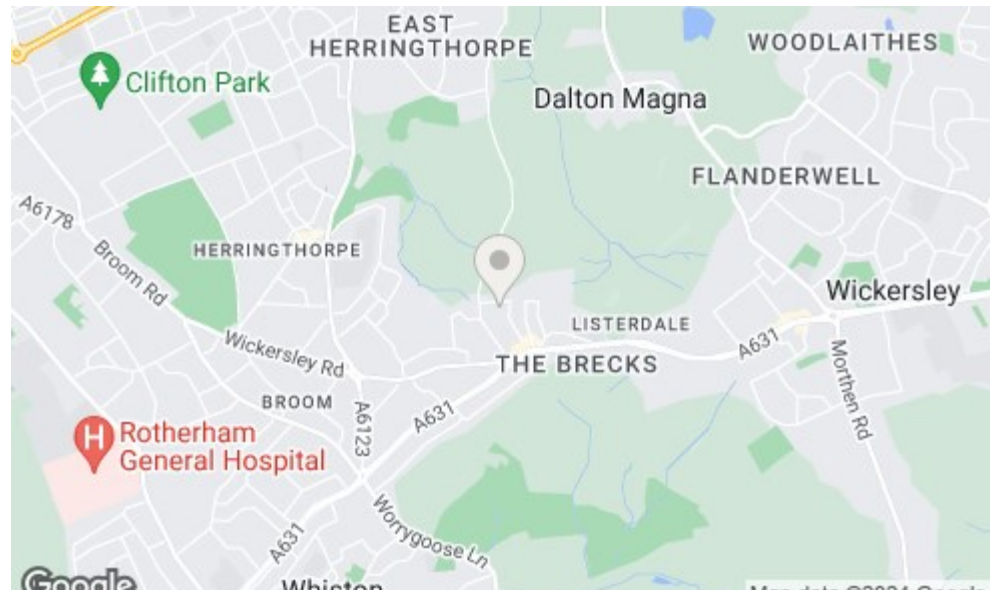
GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 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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3, Cavendish Close, Rotherham, S65 3HW

Guide Price £310,000

3 Cavendish Close, Rotherham, S65 3HW

GUIDE PRICE £310,000 - £325,000

ELR are delighted to bring to the open market this FABULOUS extended FIVE BEDROOM SEMI DETACHED property nestled in a tranquil cul-de-sac in the sought-after area of Brecks. Perfectly suited for families, it boasts proximity to Listerdale Junior and Infant School and falls within the catchment area of the highly regarded Wickersley Academy!

Downstairs briefly comprises of the spacious open-plan kitchen diner which is ideal for hosting gatherings and creating lasting memories with family and friends. The seamless flow of this space invites conversation and connection, making it the perfect setting for both everyday meals and special occasions while the spacious lounge is the perfect place to relax and unwind.

Upstairs, discover five bedrooms, providing ample space for your family to grow and thrive. The master bedroom boasts an en-suite for added privacy and convenience, while the second bedroom features the benefit of fitted wardrobes. The spacious family bathroom is fitted with a white three-piece suite and a mixer shower over the bath.

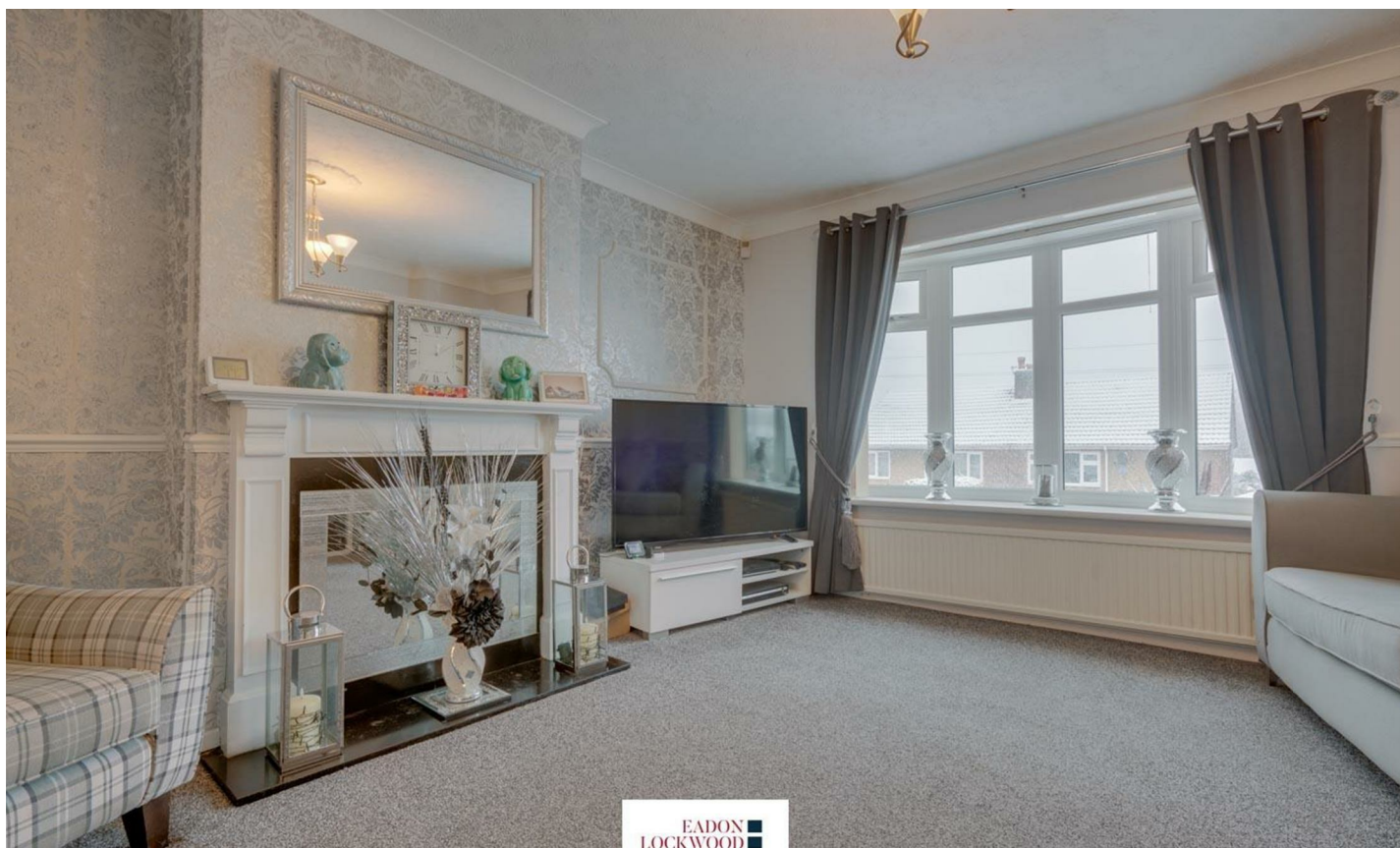
Outside there is a long driveway leading to a single detached garage ensuring ample parking space. The front garden boasts a lush lawn, while the enclosed rear garden features a patio area and lengthy lawn, ideal for children to play or entertaining guests.

Conveniently located in close proximity to local amenities, excellent transport links, and easy access to the M18/M1 motorway network.

This lovely family home offers everything you need for comfortable and convenient living. With its spacious interiors, large gardens and prime location, it's truly a haven for families.

Don't miss the opportunity to make this your forever home! Schedule your viewing today and experience the charm and warmth this property has to offer!

- EXTENDED SEMI-DETACHED!!
- FABULOUS FAMILY PROPERTY!!
- FIVE BEDROOMS!!
- DETACHED GARAGE!!
- CUL-DE-SAC LOCATION!!
- ENCLOSED REAR GARDEN!!
- FREEHOLD / TAX BAND C
- EARLY VIEWING HIGHLY RECOMMENDED!!



EADON LOCKWOOD



EADON LOCKWOOD & RIDDLE



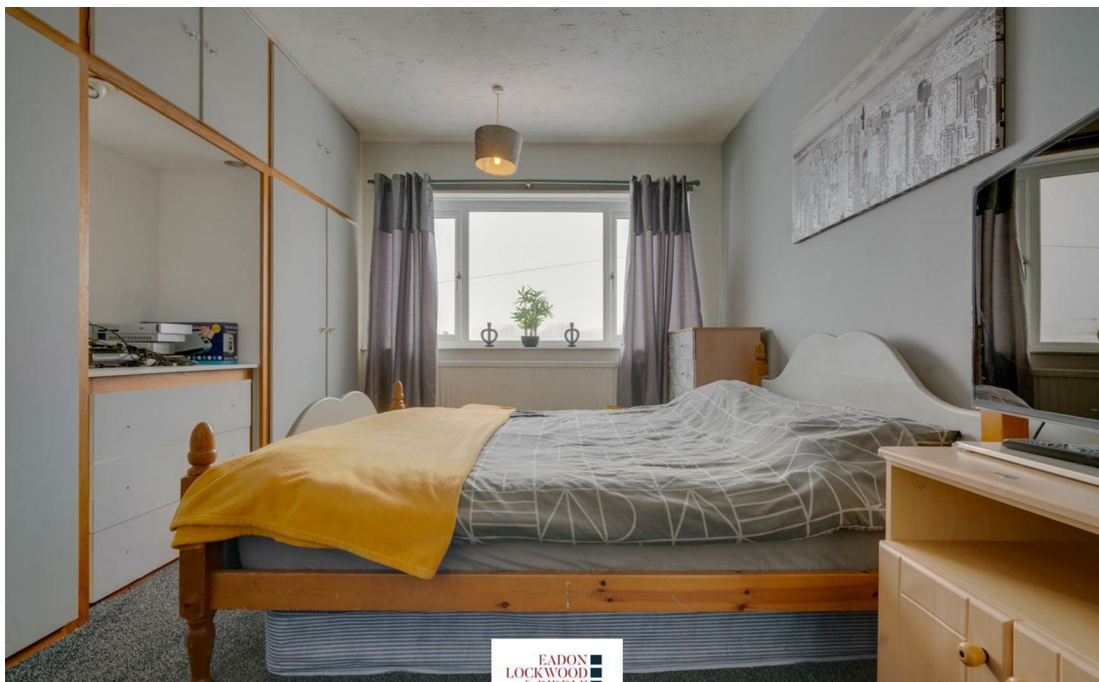
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