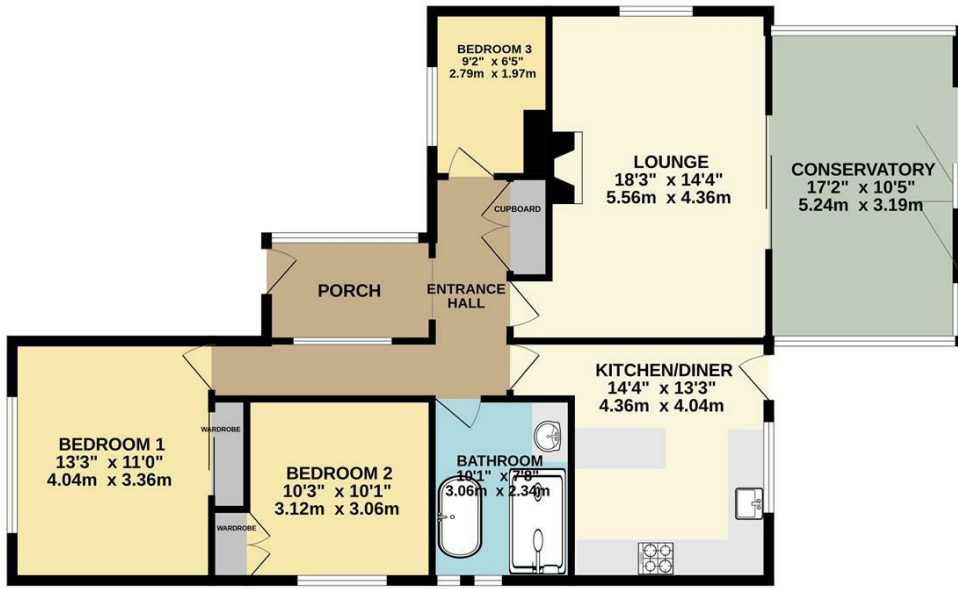


GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 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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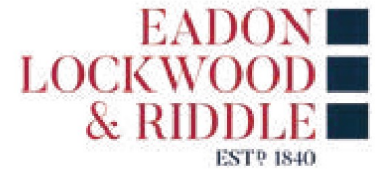
Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk



**370, Herringthorpe Valley Road, Rotherham,
S60 4LA**

Guide Price £360,000

370 Herringthorpe Valley Road,
Rotherham, S60 4LA

GUIDE PRICE £360,000 - £375,000

ELR are thrilled to offer to the open market this delightful THREE BEDROOM DETACHED BUNGALOW nestled in this highly sought-after area. This true gem, brimming with character and charm is not to be missed. This home features gas central heating, UPVC windows, and parquet flooring in many rooms, providing a blend of modern convenience and classic charm.

Upon entering, you are greeted by a convenient porch that leads to a welcoming hallway, setting the tone for the charm and character that awaits within.

The farmhouse-style kitchen is a standout feature, complete with solid oak worktops, a range cooker, integrated dishwasher and a fabulous peninsula making it a delightful space for culinary enthusiasts. Perfect for preparing meals and entertaining guests, this kitchen is a true highlight of the home.

The cosy lounge, the heart of the home, features a charming log burner that adds warmth and a homely feel. Patio doors open into a spacious conservatory, where you will be captivated by the serene view of the enclosed rear garden. This space seamlessly extends your living area, making it perfect for year-round enjoyment.

The three well-appointed bedrooms, including the delightful Master bedroom which comes with bonus of these modern fitted wardrobes, provide ample space for relaxation and personal storage.

The highlight of this bungalow is the exquisite four-piece bathroom, featuring a luxurious clawfoot bath, a double shower cubicle, a WC, and a stylish vanity unit with a floral round basin. This bathroom is a true sanctuary for unwinding after a long day.

Outside, the bungalow continues to impress. The front of the property features an impressive block paved drive, large enough to accommodate multiple vehicles and is surrounded by mature trees and bushes, adding to its curb appeal. The incredible enclosed rear garden is full of character and a treasure trove of delights, starting with a lovely patio area, a well-maintained lawn, and a delightful summer house. Additionally, there is a versatile barn that includes a convenient utility area in the back. This barn can be transformed into a home office, man cave, game room, gym – the options are endless.

Conveniently located near local amenities, the M1 motorway, and the parkway, this property offers both convenience and comfort. Don't miss the opportunity to make this delightful bungalow, with so much character and charm, your new home sweet home!

Call us today to arrange a viewing.

- FABULOUS THREE BEDROOM DETACHED BUNGALOW
- FARMHOUSE STYLE KITCHEN
- LOG BURNER
- FITTED WARDROBES TO THE MASTER
- CONSERVATORY
- SUMMER HOUSE AND BARN
- BLOCK PAVED DRIVEWAY FOR MULTIPLE CARS
- CLOSE TO THE M1 AND THE PARKWAY
- EARLY VIEWING HIGHLY RECOMMENDED

