



TOTAL FLOOR AREA: 2635 sq. ft. (244.8 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.
Made with Metropix ©2024

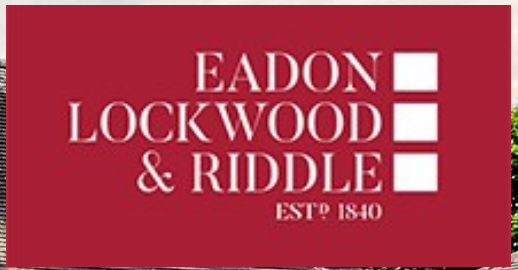
Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

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



24, Dovedale Road, Rotherham, S65 3AJ **Guide Price £350,000**

24 Dovedale Road, Rotherham, South Yorkshire, S65 3AJ

GUIDE PRICE £350,000 - £375,000

Discover this beautifully extended FIVE BEDROOM SEMI-DETACHED home, perfectly situated in a highly sought-after area. This IMPRESSIVE property offers a harmonious blend of spaciousness and modern elegance, providing an ideal setting for comfortable family living. With its carefully designed interiors and excellent location, this home stands out as a prime opportunity for those seeking both style and convenience.

Entering through the charming porch, you are greeted by a spacious entrance hall that sets a welcoming tone for the rest of the home. The ground floor features a generous lounge diner, perfect for both relaxed family evenings and entertaining guests. This open space is the heart of the home, offering plenty of room for dining and lounging.

The modern kitchen is a highlight, equipped with an abundance of wall and base units, a stunning range cooker and an integrated dishwasher. It's a well-appointed space for any culinary enthusiast. Adjacent to the kitchen is a utility room, providing additional storage and housing a fridge freezer and washing machine, keeping your kitchen neat and organized.

On this floor, you'll also find a versatile sitting room, currently used as a playroom. This space can easily adapt to your needs, whether as a cosy TV room, a home office, or an extra living area. At the rear of the house, the bright conservatory offers a lovely view of the garden and serves as a perfect spot for relaxing and enjoying the outdoors year-round.

Upstairs, the first floor hosts the luxurious master bedroom, complete with a dressing area, fitted wardrobes and a modern en-suite. This room is a serene retreat, providing ample space and comfort. There are three additional double bedrooms, one with its own W/C, ideal for family members or guests plus a single bedroom, suitable for a child's room or a study. The contemporary family bathroom is another standout feature, boasting a corner bath and a separate shower cubicle, perfect for everyday convenience.

The second floor reveals a converted attic space that is currently used as a spacious games room. This versatile area can easily serve as a hobby room, a home gym, or an additional living space, offering flexibility to suit your lifestyle.

Outside, the property continues to impress. The front features a block paved driveway, providing ample off-road parking and leading to the integral garage. This garage is not only convenient for parking but also offers loft space for additional storage.

The rear garden is a spectacular feature, designed over four tiers. At the bottom, a lovely patio area is perfect for outdoor dining and entertaining. The next two tiers are covered with low-maintenance artificial grass, ideal for children's play or easy gardening. The top tier, with its elegant slate chippings and a practical shed, adds a touch of sophistication and functionality to the garden.

This fabulous property is perfectly positioned close to many local amenities, including shops, restaurants, great schools and playing fields. The area is well-served by public transport and has easy access to major road networks, making commuting a breeze.

This exceptional property offers everything you need for comfortable, stylish living in a sought-after location. Don't miss the opportunity to make this dream home your reality!

- FIVE BEDROOM SEMI DETACHED FAMILY HOME
- SIGNIFICANTLY EXTENDED
- INTEGRAL GARAGE WITH LOFT SPACE
- SPACIOUS LOUNGE DINER
- CONSERVATORY
- GAMES ROOM
- FABULOUS FOUR TIERED GARDEN
- POPULAR LOCATION
- FREEHOLD / TAX BAND
- EARLY VIEWING HIGHLY RECOMMENDED



EADON LOCKWOOD & RIDDLE



EADON LOCKWOOD & RIDDLE



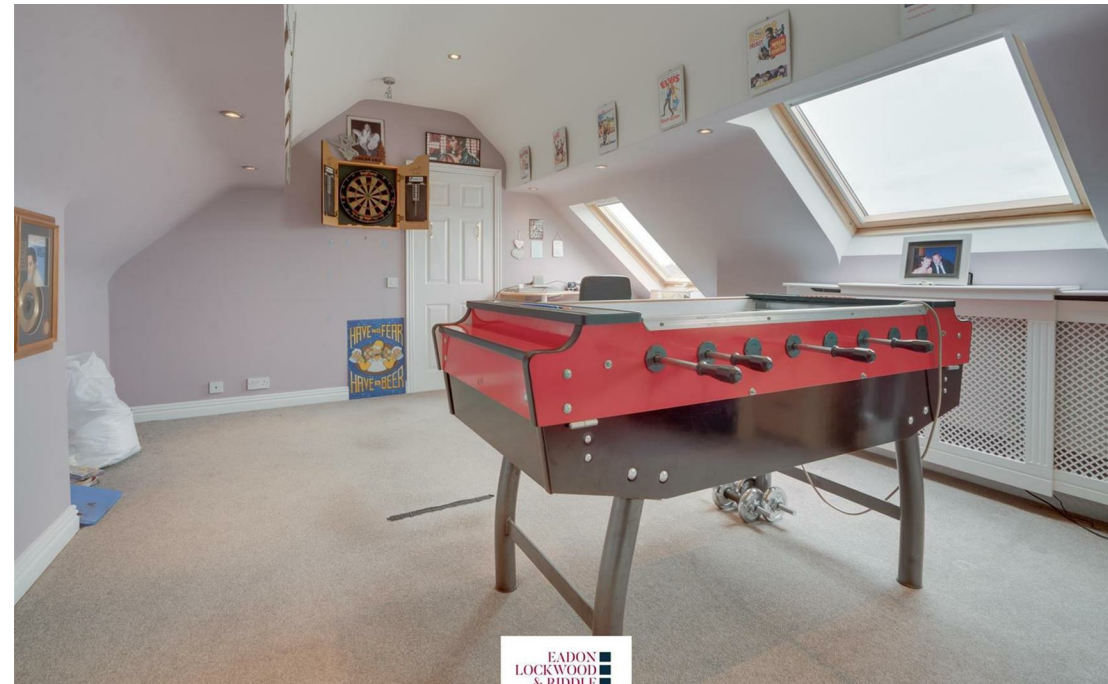
EADON LOCKWOOD & RIDDLE



EADON LOCKWOOD & RIDDLE



EADON LOCKWOOD & RIDDLE



EADON LOCKWOOD & RIDDLE



EADON