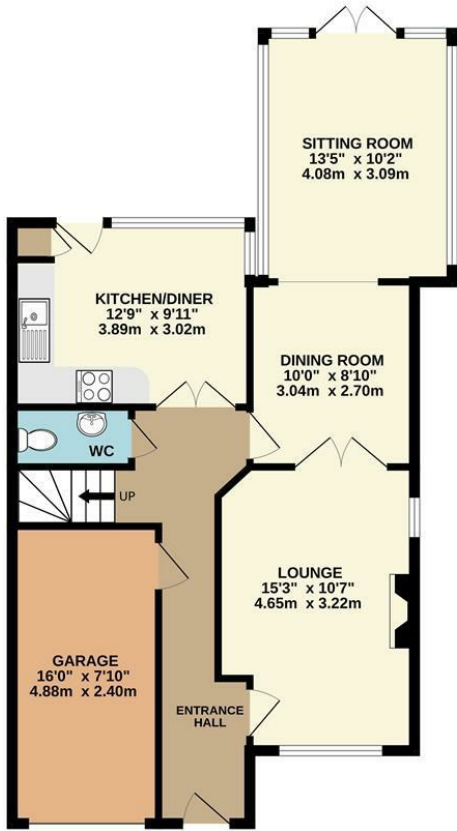
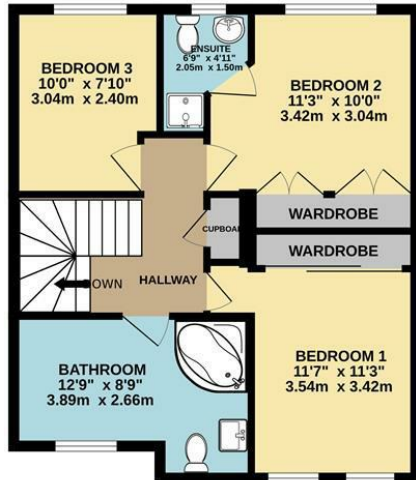


GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1298 sq.ft. (120.6 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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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
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& RIDDLE**
ESTD 1840

EADON

2, Braeburn Close, Rotherham, S66 8SR
Guide Price £299,000

2 Braeburn Close, Maltby, Rotherham, South Yorkshire, S66 8SR

GUIDE PRICE £299,000 - £310,000

ORIGINALLY A FOUR BEDROOM HOME, this fabulous EXTENDED THREE BEDROOM DETACHED FAMILY HOME is nestled in a peaceful cul-de-sac within a highly sought-after area. This immaculate family home offers tranquillity and convenience, overlooking lush fields to the rear. It is perfectly situated close to good schools and a range of local amenities.

This stunning property has been thoughtfully redesigned to create a spacious and luxurious family bathroom, which can easily be converted back to a fourth bedroom if desired.

The entrance hallway is filled with natural light, setting a welcoming tone for the entire home. Relax in the comfortable lounge featuring a charming fireplace, perfect for cosy evenings. Double doors from the lounge lead to a separate dining room, ideal for hosting dinners. The dining room flows into a stunning sitting room, providing ample space for family gatherings.

The well-appointed kitchen diner boasts ample white wall and base units and an array of integrated appliances including a fridge freezer, dishwasher, single oven, and gas hob. In addition downstairs, there is the convenience of a downstairs WC making everyday living easy and comfortable.

Upstairs, the property continues to impress. The master bedroom offers the luxury of an en-suite, along with modern fitted wardrobes. Two additional bedrooms are generously sized, with one featuring contemporary fitted wardrobes. The large family bathroom includes a luxurious corner bath, offering a perfect retreat for relaxation.

Outdoor space is equally impressive with a spacious driveway that accommodates multiple cars, leading to the integral garage. The beautifully landscaped rear garden includes a patio area for outdoor dining, a lush lawn perfect for play and relaxation, and a border of mature plants and bushes that provide breath-taking views over the fields beyond.

This incredible property offers a perfect blend of modern living, comfort, and stunning outdoor space. Don't miss this fabulous opportunity—contact us today to schedule a viewing and make this dream home yours!

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- REAR EXTENSION
- OPEN FIELD VIEWS TO THE REAR
- KITCHEN DINER WITH INTEGRATED APPLIANCES
- LARGE FAMILY BATHROOM WITH CORNER BATH
- EN-SUITE AND FITTED WARDROBES TO THE MASTER BEDROOM
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- FREEHOLD / TAX BAND D
- EARLY VIEWING IS ESSENTIAL



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