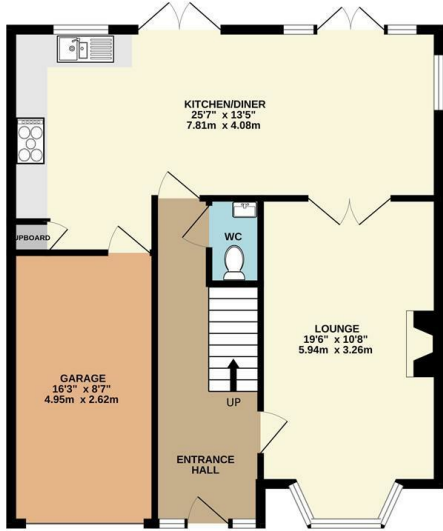
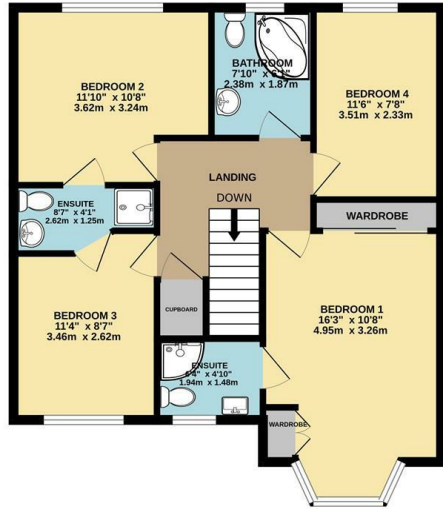


GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1413 sq.ft. (131.2 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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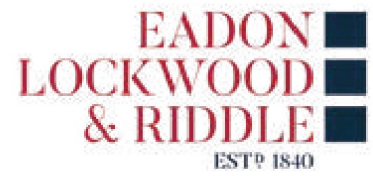
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23, Elton Lane, Rotherham, S66 3RU

Offers In The Region Of £375,000

23 Elton Lane, Sunnyside, Rotherham,
S66 3RU

Description

Located in the ever-popular Woodlithes Village, set off Elton Lane, this spacious four-bedroom detached family home is waiting to be discovered. Designed with family life in mind, this home features a wonderful layout and plenty of potential for further customisation, making it a perfect haven for both present and future needs.

As you step inside, you are greeted by a warm and spacious hallway that leads to the heart of the home: a full-width dining kitchen. This expansive area is ideal for cooking up culinary delights and enjoying memorable meals with loved ones. Its generous size makes everyday dining a joy and provides a fantastic space for family gatherings and celebrations. The doors opening to the private rear garden seamlessly blend indoor and outdoor living, creating a perfect spot for children to play and adults to relax during warmer months.

The delightful lounge offers a cozy space to relax with family and friends in the evenings, with ample room for a children's play area.

The practical layout of the home continues to the sleeping quarters, featuring four generously sized bedrooms designed to accommodate a growing family. With three bathrooms, including a luxurious en-suite and a convenient Jack and Jill bathroom shared between the second and third bedrooms, busy mornings and bedtime routines run smoothly. This thoughtful design prioritises both comfort and functionality, making daily life easier for everyone.

Beyond its immediate charm, this property also holds fantastic potential for future growth. Whether you're envisioning additional living spaces, converting the integral garage, creating a home office, or even adding a playroom, the existing structure and spaciousness provide a solid foundation for your creative ideas. This home is more than just a place to live; it's a canvas for your family's dreams and aspirations.

In summary, this property is more than just a house; it's a fantastic family home that combines a wonderful layout with great potential. It offers the perfect balance of comfort, space, and versatility to meet your family's needs now and in the future. Don't miss the chance to make this highly sought-after property your own slice of paradise in S66.

- Stunning Family Home in Woodlithes Village
- Beautiful, Bespoke Full Width Dining Kitchen
- Three Bathrooms For Those Busy Morning Schedules
- Integral Garage Offers Scope for Conversion
- Ever Popular Residential Area
- Large Lounge, Perfect For Cozy Family Evenings
- Well Presented Accommodation Throughout
- Off Road Parking for Several Cars
- En-Suites to Master And Jack and Jill with Bedrooms Two and Three
- Viewing Is A Must To Appreciate What Is On Offer



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