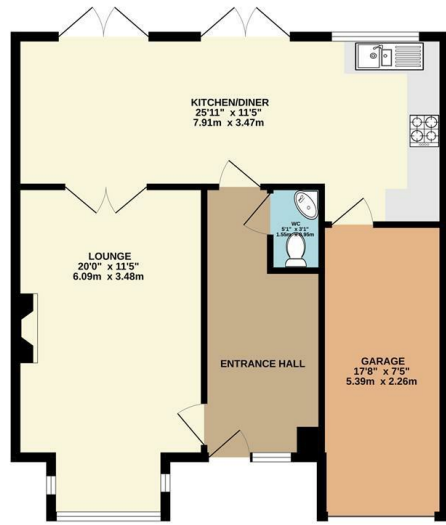
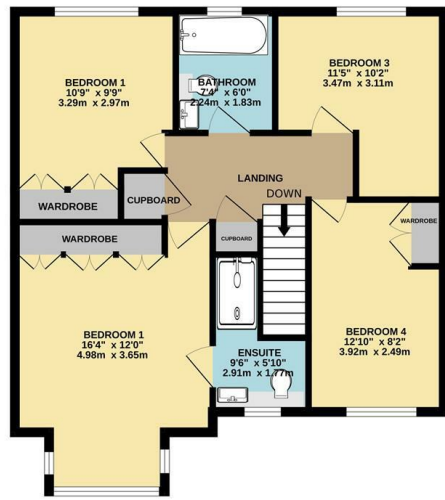


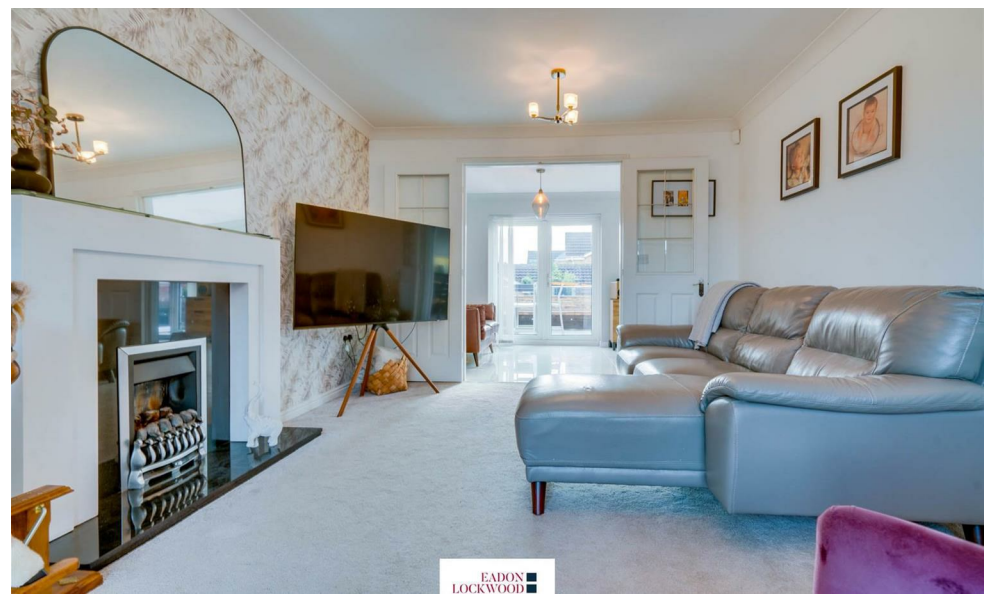
GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 1377 sq.ft. (127.9 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

**EADON
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& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
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EADON

1, Prominence Way, Rotherham, S66 3RZ

Offers In The Region Of £375,000

1 Prominence Way, Sunnyside, Rotherham, S66 3RZ

Description
Situated in the highly sought-after Woodlathes Village, this stunning four-bedroom detached family home offers an ideal blend of space, style, and modern living. It's perfect for a range of buyers, from growing families to those looking to upsize.

One of the standout features of this property is its impressive open-plan design, which creates a seamless flow between the living spaces. The layout ensures ease of movement while balancing comfort and functionality. The striking tiled flooring on the ground floor adds a touch of sophistication, combining durability with easy maintenance—ideal for busy family life.

At the heart of the home is a top-of-the-line kitchen, designed with premium appliances and sleek finishes. This luxurious space is perfect for cooking, dining, and entertaining, making family meals and social gatherings a pleasure. The kitchen opens to a fantastic raised deck area, perfect for alfresco dining and summer barbecues, while a lower seating area offers a peaceful retreat—ideal for creating different zones to suit a variety of lifestyles.

The home also features two spacious reception rooms, offering flexibility to adapt to your family's needs. Whether used as a formal dining room, cozy living area, or children's playroom, the versatile layout can accommodate changing requirements. Upstairs, all four bedrooms are generously sized, providing ample space for relaxation and privacy. The master suite adds a touch of luxury with its stunning en-suite bathroom, while the house bathroom enhances comfort for the rest of the family.

Practicality is also a key element of this home. The integral garage offers potential for conversion into a home office, gym, or guest accommodation, while off-road parking ensures added convenience.

Located in a family-friendly area, this home is close to excellent schools, local amenities, and convenient transport links, making it an ideal choice for those seeking a welcoming community. With impeccable maintenance and a move-in-ready finish, this property is perfect for anyone looking to settle into a modern, well-designed home.

Whether you're a growing family, professionals seeking extra space, or retirees looking for a peaceful neighborhood, this exceptional home offers something for everyone. Don't miss the opportunity to make it yours!

- Stunning Four Double Bedroom Detached Family Property
- Beautiful Open Plan Layout to the Ground Floor
- Top of the Range, Bespoke Kitchen
- Raised Decked Area Leading off from the Rear of the Property
- Off Road Parking and an Integral Garage, Potential for Conversion
- Desirable Woodlathes Village Location
- FREEHOLD / TAX BAND D

