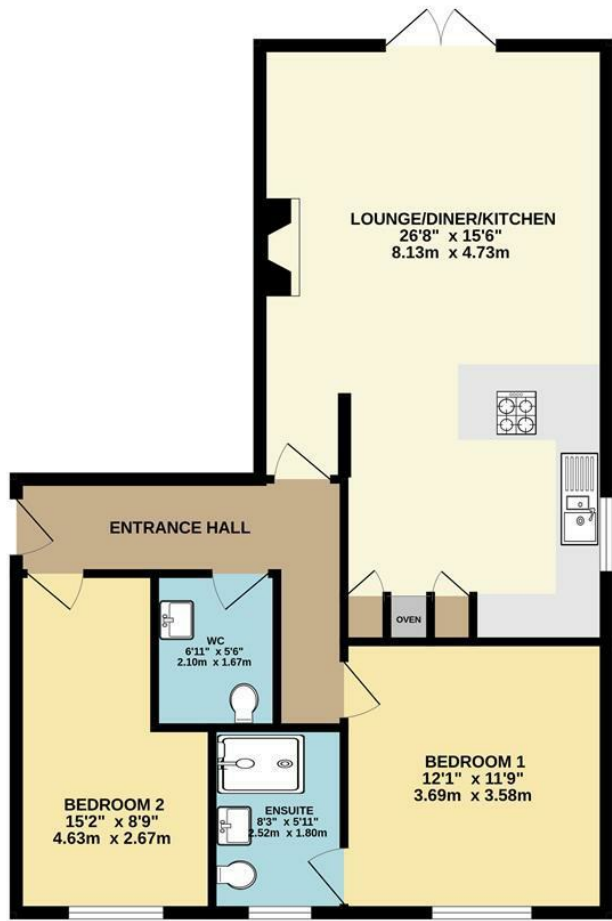
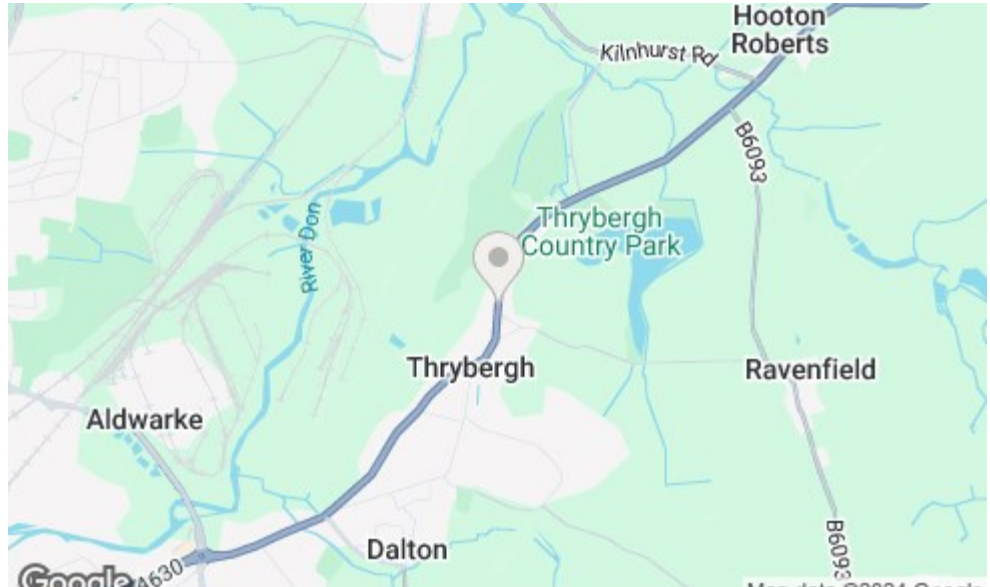


GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA: 805 sq.ft. (74.8 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



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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

Apartment 8, Manor House, 181 Doncaster Road, Rotherham, S65 4NS

Offers In The Region Of £245,000

Apartment 8, Manor House 181  
Doncaster Road, Thrybergh,  
Rotherham. S65 4NS

Description

Discover the perfect blend of luxury, comfort, and natural beauty with this exceptional ground-floor GARDEN APARTMENT, ideally located within a prestigious and secure gated development. Set against a stunning backdrop of woodland and Rotherham Golf Club, this modern home offers a peaceful retreat with breathtaking views and a private rear garden, perfect for outdoor relaxation. With no onward chain, this apartment is ready for you to move in and enjoy. Boasting two spacious double bedrooms, this apartment offers generous living spaces, starting with a bright and airy open-plan kitchen and living room. The contemporary kitchen is equipped with a high-spec range of base and wall units, integrated appliances including a fridge/freezer, wine cooler, microwave, dishwasher, oven, and induction hob, as well as ample worktop space. Natural light floods the space through both a side-facing kitchen window and French doors that lead out to the private rear garden. The kitchen seamlessly flows into the living area, which is centred around a modern electric stove with a slate-effect surround, creating a cozy atmosphere. The French doors open to a paved patio, offering a perfect spot for dining or entertaining, while the garden provides a peaceful lawn surrounded by mature trees, ideal for enjoying the views of the adjacent woodland and golf course. The master bedroom features a front-facing double-glazed window and a luxurious en-suite shower room with marble-effect tiling, a walk-in shower with monsoon head and hand attachment, a low-flush W.C., and a wash hand basin. The second double bedroom also benefits from a front-facing window and provides ample space for family or guests.

In addition to the beautiful private garden, the apartment comes with a brick-built garage, complete with power and lighting, and an allocated car parking space. Gas-fired underfloor heating ensures warmth throughout, and the cloakroom off the hallway offers a modern W.C., wash hand basin, heated towel rail, and contemporary tiling. It is also fully plumbed for an additional shower, should you wish to add one.

Set within a secure gated development, this apartment offers both privacy and peace of mind. A lift provides easy access to all floors, making it suitable for residents of all ages. With its exceptional design, spacious layout, and stunning location backing onto woodland and Rotherham Golf Course, this garden apartment offers a rare opportunity to combine modern living with natural beauty.

The property is available with a leasehold tenure, over 120 years remaining, and a ground rent of £200 per annum. Don't miss out on this unique chance to make this garden apartment your home. Arrange your viewing today!

- Stunning ground-floor apartment in a secure gated development, offered with no onward chain.
- Spacious open-plan kitchen and living room with integrated appliances and French doors leading to a private garden.
- Master bedroom with en-suite shower/wet room, plus a second double bedroom.
- Gas-fired underfloor heating throughout and a modern cloakroom with the potential for an additional shower.
- Private garden with mature trees, a paved patio, allocated parking, and a brick-built garage with power and light.
- Leasehold tenure with over 120 years remaining and an annual ground rent of £200.

