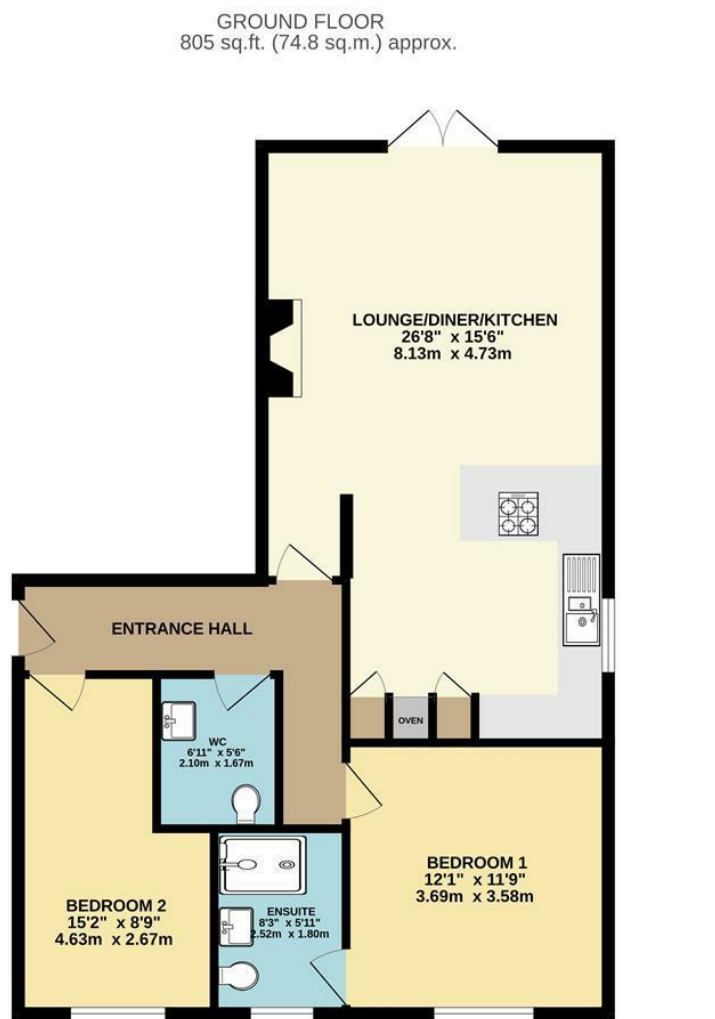
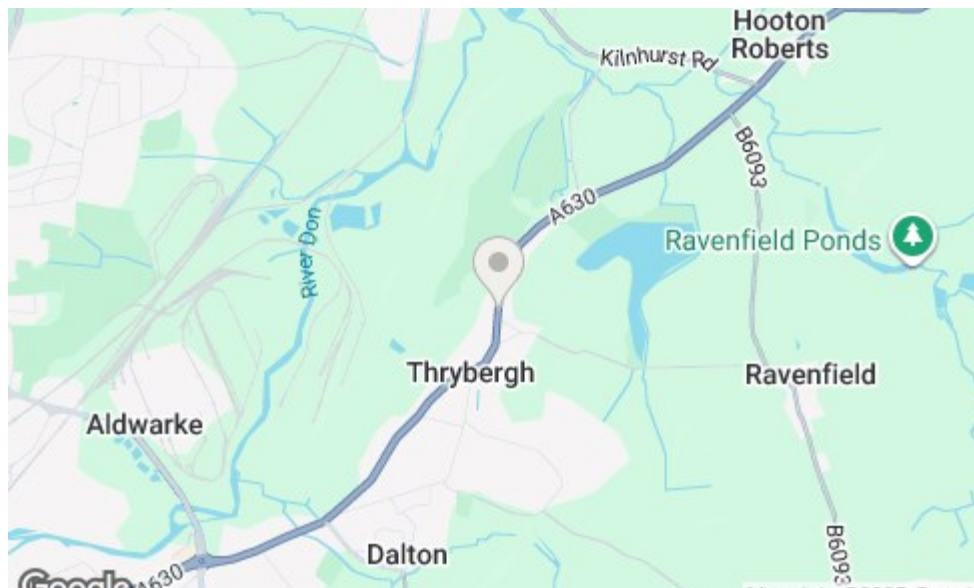




TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

Guide Price £225,000

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

Description
Considering a move to a bungalow? Take a look at this superb ground-floor garden apartment. Guide Price £225,000 to £235,000 – Experience the ideal mix of style, comfort, and natural surroundings in this remarkable GARDEN APARTMENT, perfectly positioned within an exclusive and secure gated community. Backing onto picturesque woodland and Rotherham Golf Club, this modern property provides a tranquil escape with captivating views and a private rear garden, perfectly suited for outdoor enjoyment. With no onward chain, this home is ready for immediate occupation.

Offering two well-proportioned double bedrooms, the apartment delivers spacious accommodation beginning with a light-filled open-plan living area and kitchen. The sleek, contemporary kitchen features an excellent range of wall and base units, integrated appliances such as a fridge/freezer, wine cooler, microwave, dishwasher, oven, and induction hob, alongside plentiful worktop space. A side-facing kitchen window and French doors ensure plenty of natural light, with direct access to the rear garden. The kitchen flows seamlessly into the lounge, centred around a stylish electric stove set into a slate-effect surround, creating a warm focal point. The French doors lead onto a paved patio area, ideal for alfresco dining and entertaining, with the private garden extending to a lawn bordered by established trees – the perfect setting to take in woodland and golf course views.

The primary bedroom is enhanced by a front-facing double-glazed window and a luxurious en-suite shower room, finished with marble-effect tiling, a walk-in shower with both monsoon head and hand attachment, a low-flush W.C., and a wash basin. The second double bedroom also enjoys a front aspect and provides excellent space for family, visitors, or home use.

Further benefits include a private brick-built garage with power and lighting, an allocated parking space, and gas-fired underfloor heating throughout. The hallway cloakroom is fitted with a W.C., wash basin, heated towel rail, and modern tiling, and is also fully plumbed to accommodate an additional shower if desired.

Situated within a gated development, the property offers both seclusion and security. A lift ensures easy access across all levels, making the home suitable for all generations. Combining modern design, generous proportions, and a stunning setting overlooking woodland and Rotherham Golf Course, this ground-floor garden apartment presents a rare opportunity to enjoy contemporary living alongside natural beauty.

- 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.

