



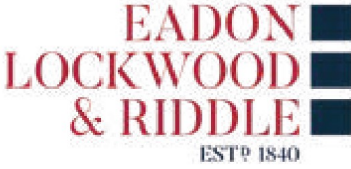
TOTAL FLOOR AREA: 1942 sq.ft. (180.4 sq.m.) approx.

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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11 Stafford Drive, Rotherham, S60 3DQ

Description
Guide Price - £480,000 - £490,000

Nestled within the prestigious 'Duke of Norfolk Estate,' this adaptable and expansive home on Stafford Drive is a rare find, offering unparalleled flexibility and innovative design. Central to its appeal is the unique first-floor annex—a space that redefines modern living and opens up endless possibilities for multi-generational families or those seeking dynamic lifestyle solutions.

The annex, cleverly designed as a retreat, offers versatility that adapts to your needs. Whether you envision it as a luxurious master suite with an en-suite and dressing room, a haven for elderly relatives, guest accommodation, a teenage escape, or a fully functional home office, the annex transforms effortlessly to fit your life's changing demands. And should you require even more space, the property can easily be reconfigured to provide six bedrooms, making it a home that grows with you.

Beyond the annex, this property offers four well-proportioned bedrooms and two contemporary bathrooms, catering perfectly to families of all sizes. Two spacious and light-filled reception rooms provide a flexible canvas to create your ideal living and entertaining spaces. Large windows bring the outside in, framing picturesque views of the generous garden and fostering a seamless connection to outdoor living.

Significant extensions to the side and rear amplify the home's adaptability. These additional spaces are ripe for customization—whether you dream of a dedicated playroom, an art studio, an additional sitting area, or even a private workspace. The full-depth garage further expands the home's potential, offering ample storage or the opportunity for conversion into a gym, studio, or extra living quarters.

The larger-than-average garden is a true sanctuary, perfect for both relaxation and entertaining. With abundant space for customization, from outdoor dining to creating a serene garden room or pergola, the possibilities are endless.

Situated in the coveted Duke of Norfolk Estate, this property offers the best of both worlds—exclusivity paired with convenience. Local amenities, reputable schools, and excellent transport links are all within close proximity, making daily life effortless. Offered with no onward chain, this home promises a smooth and hassle-free move for the fortunate new owners.

If you're seeking a property with extraordinary adaptability, future development potential, and a one-of-a-kind annex at its heart, this home delivers on every front. Don't miss the opportunity to make it your own—schedule your viewing today and explore the limitless potential of this remarkable residence.

- Prestigious Duke of Norfolk estate home with a rare first-floor annex for flexible living.
- Four bedrooms, two bathrooms, with potential to reconfigure into six bedrooms.
- Bright reception rooms adaptable for lounging, dining, or entertaining.
- Side and rear extensions provide customizable extra living spaces.
- Full-depth garage offers potential for conversion into a gym or office.
- Spacious garden perfect for entertaining, relaxation, or adding features like a deck.

