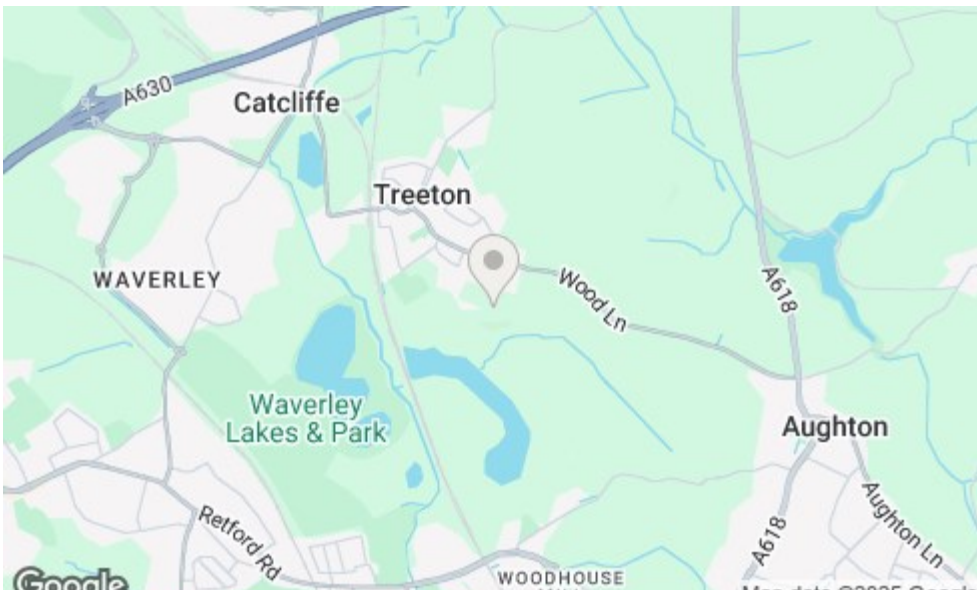


TOTAL FLOOR AREA: 738 sq.ft. (68.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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**EADON
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ESTD 1840



10, Carlton Way, Rotherham, S60 5FF

Guide Price £200,000

10 Carlton Way, Treeton, Rotherham,
S60 5FF

Description
Guide price £200,000 - £210,000
Discover this beautifully presented three-bedroom semi-detached home, perfectly crafted for modern family living. Tucked away in the corner of a quiet and sought-after estate in the charming village of Treeton, this property offers both privacy and a welcoming community atmosphere. The ground floor boasts an open-plan layout, seamlessly connecting the living, dining, and kitchen areas. This versatile design is perfect for everyday life and entertaining alike. The well-equipped kitchen features modern fittings, generous storage, and a stylish breakfast bar—ideal for quick meals or catching up over coffee. Double doors lead from the dining area to the private rear garden, creating a wonderful indoor-outdoor flow that's perfect for hosting gatherings or enjoying summer barbecues. The bright and inviting reception space is perfect for relaxing with family or hosting guests, with large windows that allow natural light to flood the room. A convenient downstairs WC completes the thoughtfully designed ground floor. Upstairs, you'll find three well-proportioned bedrooms, each offering a cozy retreat for rest and relaxation. The primary bedroom features a spacious built-in storage cupboard, while additional storage options, including an under-stairs cupboard and landing space, ensure every corner of the home is both functional and tidy. The family bathroom is sleek and practical, designed to meet all your daily needs. Outside, the property continues to impress with off-road parking for two vehicles and a private rear garden—perfect for unwinding, children's playtime, or al fresco dining. Situated in the corner of the estate, this home enjoys an enviable position that combines peaceful surroundings with the convenience of nearby amenities. The location offers the best of both worlds: the tranquil charm of Treeton with its scenic countryside and walking trails, alongside easy access to Sheffield and Rotherham. Families will appreciate the proximity to well-regarded schools, making the daily routine a breeze. This hidden gem is not just a house—it's the perfect place to call home. Don't miss the opportunity to make it yours. Schedule a viewing today and start your new chapter on Carlton Way!

- Beautifully presented 3-bedroom semi-detached home in a quiet, sought-after estate in Treeton, offering privacy and a welcoming community atmosphere.
- Open-plan ground floor with living, dining, kitchen, and access to a private garden.
- Bright reception space, large windows, and a convenient downstairs WC.
- Three bedrooms with built-in storage in the primary bedroom.
- Family bathroom, off-road parking for two vehicles, and private rear garden.
- Quiet location with easy access to Sheffield, Rotherham, and nearby schools.

