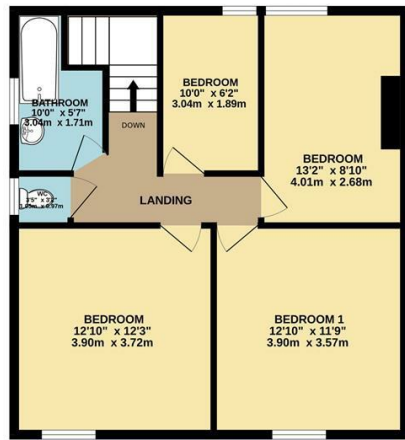
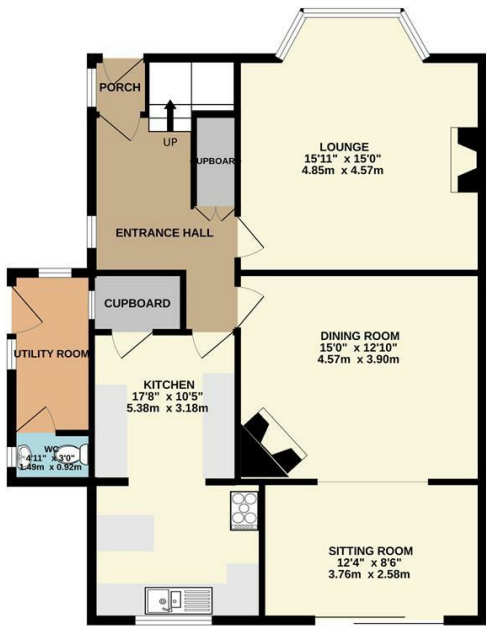


GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1503 sq.ft. (139.6 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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**EADON
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& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

320, Herringthorpe Valley Road, Rotherham,
S65 3AB

Offers In The Region Of £375,000

Farleigh, 320 Herringthorpe Valley Road,
Rotherham, S65 3AB

Description
This magnificent 1930s semi-detached family home is the epitome of charm, space, and endless potential. Situated on an extraordinary 0.28-acre plot, this property offers not just a house but a lifestyle, with expansive grounds, timeless character, and the rare opportunity to create your dream home. With a private, sunlit South-Westerly garden and a location that combines convenience with tranquillity, this is a home that promises to reward its future owner in countless ways.

From the moment you approach, the property exudes character and presence, set back from the road with a beautifully landscaped front garden framed by a stone boundary wall. The long-gated driveway leads to a large brick-built garage, offering ample parking and storage options, while the property itself hints at the elegance within. This home is more than just a place to live—it is a canvas for your vision, ready to be personalized and cherished.

Inside, the welcoming entrance hall sets the tone with its timeless design and feature stained-glass window, creating a warm and inviting first impression. The ground floor offers a versatile and thoughtfully extended layout, perfect for both family living and entertaining. The cozy lounge, with its bay window and stone-effect fireplace, is a comfortable retreat, while the adjoining dining room features exposed wooden floors and opens into a snug—a charming space with patio doors that lead to the garden, inviting the outdoors in. The breakfast kitchen is a practical yet inviting hub, offering a range of fitted units, a breakfast bar with granite top, and access to a pantry and utility room.

Upstairs, the property continues to impress with four well-proportioned bedrooms, each offering its own unique charm. The main bedroom features a vanity unit with a wash basin and views of the stunning rear garden, while the other bedrooms offer flexibility for a growing family, home office, or guest accommodations. The bathroom, complete with a bath and shower, is complemented by a separate WC, ensuring convenience for busy households.

Outside, the property truly comes into its own. The rear garden is a dream come true for anyone who values outdoor space, privacy, and the beauty of nature. Spanning an impressive 0.28 acres, this enclosed garden boasts lush lawns, mature trees, and a crazy-paved patio area, perfect for al fresco dining, entertaining, or simply soaking up the sun. Whether you envision children playing, pets exploring, or your own serene retreat, this outdoor haven is a rare find.

The detached garage is not only a practical asset with automated entry, lighting, and power, but it also includes a rear store room, offering even more versatility for hobbies, a workshop, or additional storage. With no onward chain, this property is ready for you to move in and begin crafting your vision.

Ideally located near the Stag roundabout, this home benefits from excellent local shopping, schools, and convenient access to the M1 motorway, making it perfect for busy families and commuters alike. Despite its accessible location, the property retains a sense of peace and seclusion that is hard to match.

This is more than just a house; it is a dream waiting to be realized. Whether you are drawn to its character, captivated by its potential for remodelling, or inspired by its vast outdoor space, this home offers an unparalleled opportunity to create a forever home that will be cherished for generations. Opportunities like this are rare—don't miss your chance to secure a property that truly stands out from the rest.

- Expansive 0.28-acre plot with a sunny southwesterly rear garden and ample outdoor space.
- Four spacious bedrooms and two large reception rooms for versatile family living.
- Extended layout including a snug, breakfast kitchen, and utility room.
- Detached garage and long gated driveway providing plentiful parking and storage options.
- Timeless 1930s charm with features like a stained-glass window and exposed wooden floors.
- Prime location near the Stag roundabout, with easy access to shops, schools, and the M1 motorway.

