



TOTAL FLOOR AREA : 2605 sq.ft. (242.0 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 area 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
LOCKWOOD
& RIDDLE**
ESTD 1840



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Stonefields, Common Lane, Rotherham, S66
7RX

Guide Price £600,000

Stonefields Common Lane, Clifton Village, Rotherham, South Yorkshire, S66 7RX

Description
Guide Price £600,000-£625,000

Nestled in the picturesque semi-rural Clifton Village, this exceptional 5-bedroom executive-style family home boasts deceptively spacious accommodation spread over three levels and offers breathtaking far-reaching views to the rear.

Situated within this charming village known for its tranquil setting and strong community spirit, Stonefields, offers the perfect blend of rural serenity and convenient access to nearby towns and amenities. With excellent transport links, you are just a short drive from the bustling Wickersley and the towns of Tickhill and Conisborough, providing an array of shops, restaurants, and schools. The surrounding countryside offers endless opportunities for outdoor activities, from scenic walks to cycling trails.

Upon entering the property, you are welcomed by a spacious reception hallway adorned with Porcelanosa tiled flooring and a striking dog-leg staircase leading to the first floor. The ground floor features two distinct living rooms. The first, more formal living room, boasts wooden effect beams on the ceiling, a cast iron effect fireplace, and dual aspect windows, making it an ideal space for entertaining guests after a dinner party. The second living room, located on the opposite side of the house, is open-plan and seamlessly transitions into the conservatory. This bright and airy living space has a courtesy door leading to the utility room, WC, and attached garage.

The superbly spacious conservatory, currently used as a dining room by the vendors, offers stunning views over the garden and the surrounding landscape. From here, stairs lead down to the lower ground bedroom, which has French-style doors opening onto the patio area.

One of the standout features of this beautiful family home is the newly fitted kitchen, completed in September 2023. This gorgeous kitchen is equipped with an abundance of wall, base, and drawer units, a 5-ring gas Bosch hob with an overhead Bosch extractor, and two Bosch electric ovens. Additional features include two integrated fridges, plinth lights, and downlights to the wall units. The Porcelanosa tiled flooring from the hallway continues into the kitchen, creating a seamless flow.

A cozy study/home office is also located on the ground floor, which could alternatively be used as a snug or TV room.

The first floor features a galleryed landing leading to four double bedrooms and two bathrooms. The principal bedroom is vast, offering side views and views over the front and rear gardens. The loft space, partially boarded and housing the boiler (fitted in 2021), is accessible from this floor. The newly refurbished family bathroom, completed in September 2023, showcases Porcelanosa tiling on the walls and floor, a large oval-shaped bath with freestanding taps, a separate corner shower cubicle, a wash basin, and a WC. The second bathroom also features a newly fitted double-size walk-in shower cubicle, a new vanity wash basin, and a WC, complemented by coordinating tiling on the walls and floor.

The property is approached via a spacious block-paved driveway, providing ample off-road parking and leading to the attached double garage with a remote electric door and alarm. The rear and side gardens have been meticulously maintained over the years, featuring a lawned area, a patio, a sunken trampoline, a deck area, and a lovely waterfall ending in a spacious pond. A children's playhouse adds to the family-friendly appeal. **To the side, planning permission has been granted for the erection of a stone-built double garage with a 1-bedroom flat above, offering superb potential for a dependent relative or a separate home office.**

This property must be seen to be fully appreciated. Internal inspection is highly recommended by ELR to avoid missing out on this fabulous home.

- A stunning five bedroom detached executive family home
- Accommodation over three floors-double bedroom to lower ground floor
- Superb far reaching views to the rear over fields towards Doncaster
- Two bathrooms to the service the 4 double size 1st floor bedrooms
- Ground floor WC & utility room
- Spacious driveway & double attached garage
- Study or Home office
- FREEHOLD / TAX BAND E
- Very versatile home with security alarm which will suit the growing family
- Planning consent for double garage and to incorporate living space to existing garage

