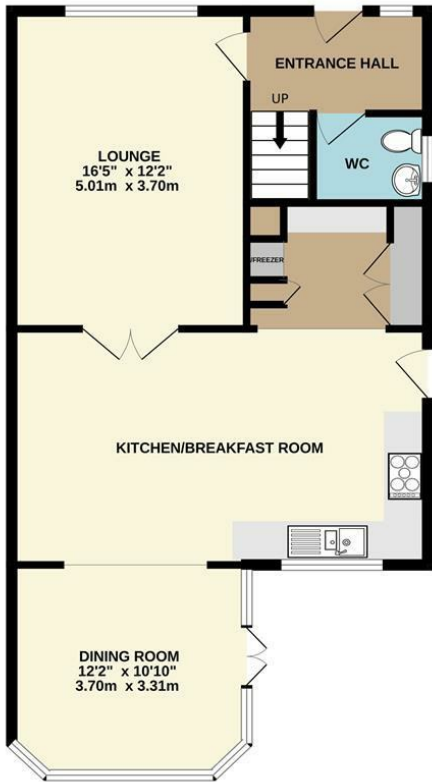
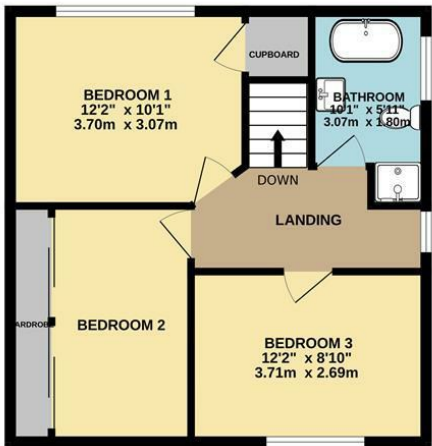


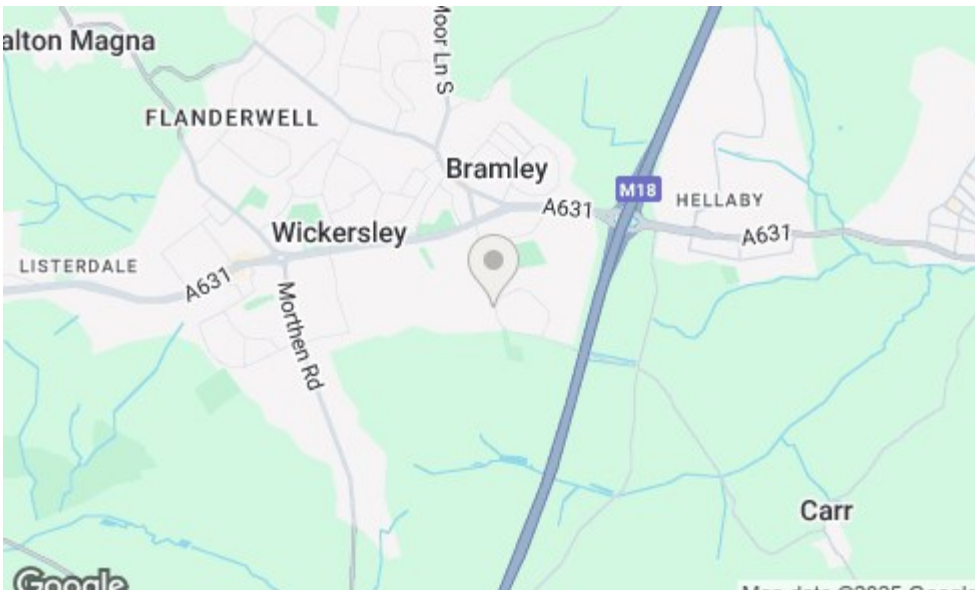
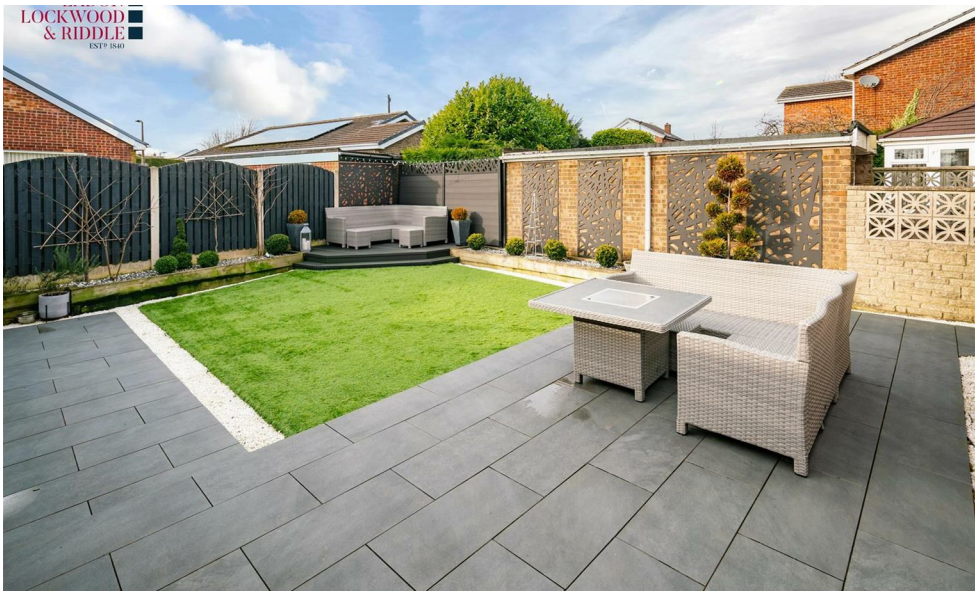
GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 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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& RIDDLE**  
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70, Flash Lane, Rotherham, S66 1TY

Offers In The Region Of £330,000



70 Flash Lane, Bramley, Rotherham,  
S66 1TY

**Description**  
Viewing is an absolute must to truly appreciate the exceptional standard, generous size, and high-quality finish of this stunning three-double-bedroom detached house. Situated in the highly sought-after area of Bramley, this outstanding home seamlessly blends contemporary style with functional living, making it an ideal choice for families and professionals alike. With easy access to local amenities and excellent transport links, including the M18 and M1 motorway networks, this property offers both convenience and luxury.

Spanning an impressive 1,224 square feet, the home has been finished to an impeccable standard throughout. Upon entering, you are welcomed into a beautifully presented Lounge, which flows effortlessly into the breathtaking open-plan dining kitchen and seating area—a true focal point of the home.

The kitchen is a masterpiece of design, featuring sleek grey shaker-style cabinetry, luxurious worktops, and a striking splashback. Equipped with high-end integrated appliances, a large range-style cooker, and a spacious island with breakfast bar seating, it provides the perfect balance of elegance and practicality. Thoughtfully designed storage solutions, including pull-out baskets and bespoke cabinetry, enhance functionality while maintaining a seamless aesthetic. The dining area, illuminated by a stunning chandelier, offers a stylish yet comfortable space, ideal for hosting guests or enjoying family meals while overlooking the enclosed rear garden.

Upstairs, the property continues to impress with three generously proportioned double bedrooms, each offering a bright and airy atmosphere with ample space for relaxation. The luxurious family bathroom is elegantly appointed with a roll-top bath and a separate shower, creating a spa-like retreat to unwind in.

Externally, the home is equally as impressive. A private driveway provides ample off-road parking, complemented by a detached garage with power and lighting, perfect for storage or a workshop. The enclosed rear garden offers a peaceful and private haven, complete with a seating area, making it the ideal spot to enjoy warm summer evenings.

Further enhancing its appeal, the property benefits from energy-efficient solar panels, adding to its modern and eco-conscious design. This is a rare opportunity to acquire a beautifully maintained and spacious home in a prime location with superb access to schools, shops, and major transport links.

Early viewing is highly recommended to fully appreciate the quality and space on offer!

- **Prime Location** – Situated in the sought-after area of Bramley with excellent transport links.
- **Spacious Interior** – Three double bedrooms, open-plan kitchen, and 1,224 sq. ft. of living space.
- **High-End Kitchen** – Sleek shaker-style cabinetry, luxury worktops, and integrated appliances.
- **Stylish & Comfortable** – Bright lounge, elegant dining area, and spa-like bathroom.
- **Outdoor Features** – Private driveway, detached garage, and enclosed garden with seating area.
- **Eco-Friendly & Convenient** – Energy-efficient solar panels and close to local amenities.

