



TOTAL FLOOR AREA: 851 sq.ft. (79.0 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 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



48, Rodger Road, Sheffield, S13 7RH

Guide Price £240,000

48 Rodger Road, Sheffield, S13 7RH

Description
Guide Price - £240,000 - £250,000
If you're searching for a home where your family can truly thrive, this stunning three-bedroom semi-detached house on Rodger Road is a must-see. Thoughtfully designed for modern family living, this property offers spacious interiors, a fantastic location, and a peaceful setting—ideal for those looking to put down roots in a welcoming community.
From the moment you step inside, you'll appreciate the generous and well-planned layout that makes everyday life both comfortable and convenient. The open-plan design enhances the feeling of space, allowing natural light to flow effortlessly throughout. An open plan, full-depth reception room provides the perfect blend of versatility—whether you're hosting family gatherings, enjoying movie nights, or need a quiet spot to unwind. The property is finished to a high standard, with stylish wooden flooring adding warmth and elegance to the main living areas.
A standout feature of this home is the beautifully designed kitchen. Bathed in natural light, this contemporary space boasts sleek cabinetry, modern appliances, and high-quality wooden worktops that create a stylish yet functional environment. The layout is both practical and aesthetically pleasing, making it the perfect setting for everything from casual breakfasts to dinner with friends.
Upstairs, three well-proportioned bedrooms offer plenty of space for growing children, a home office, or a guest room. The family bathroom is conveniently located and designed to cater to busy mornings and relaxing evenings alike.
What truly sets this home apart is its unbeatable location. Situated in a desirable private residential area, it backs onto an open field, providing a beautiful and peaceful backdrop while offering additional outdoor space for children to explore safely. The front of the property benefits from a detached garage and off-road parking—an essential feature for busy households.
For families, convenience is key, and this home delivers. You'll find highly regarded schools just a short walk away, ensuring an easy school run. Local shops provide everything you need for daily essentials, while excellent transport links, including a nearby train station, make commuting simple. Whether you're heading into Sheffield city centre or beyond, travel is hassle-free.
This is more than just a house—it's a place where memories will be made, where children will grow, and where you'll enjoy every moment of family life. With its perfect balance of space, comfort, and location, this property on Rodger Road is an exceptional opportunity not to be missed.
Book your viewing today and take the first step towards your family's future in this wonderful home.

- VIEWING IS A MUST! Spacious Open-Plan Living – A full-depth reception room with stylish wooden flooring.
- Modern Kitchen – Sleek cabinetry, high-quality wooden worktops, and plenty of natural light.
- Three Well-Proportioned Bedrooms – Ideal for families, a home office, or guest space.
- Private & Peaceful Location – Backs onto open fields, offering a scenic and safe environment.
- Excellent Transport Links – Easy access to Sheffield city centre and beyond.
- Convenient Parking & Storage – Detached garage and off-road parking for added practicality.

