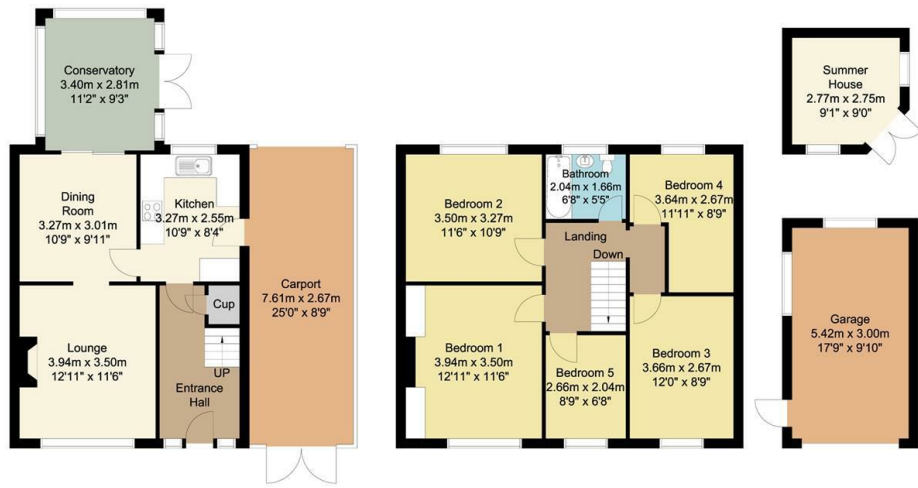


Ground Floor  
73 sq m/785.76 sq ft  
Approx.

First Floor  
62 sq m/667.36 sq ft  
Approx.

Outbuildings  
23 sq m/247.56 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/metreage if quoted on this plan. CP Property Services @2025



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& RIDDLE**  
ESTD 1840



**EADON  
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ESTD 1840

109, Morthen Road, Rotherham, S66 1DX

Offers In The Region Of £350,000



109 Morthen Road, Wickersley,  
Rotherham, South Yorkshire, S66 1DX

**Description**  
Situating on the ever-popular Morthen Road in highly regarded Wickersley, this much-extended five-bedroom semi-detached home offers an exceptional opportunity for families seeking generous living space in a truly desirable location. Rarely do homes of this size, quality, and flexibility come to market in the area—making this a standout option for growing or blended families who value space, comfort, and proximity to outstanding local amenities and schools.

From the moment you arrive, this home makes a fantastic first impression. A gated driveway provides secure off-road parking, along with a covered carport and a detached garage, offering excellent storage or workshop potential. Inside, the property has been thoughtfully extended and reconfigured to create a fantastic flow throughout, with light-filled, versatile spaces designed to suit modern family life.

The ground floor boasts three reception rooms, each offering their own purpose and character while connecting beautifully to one another. The welcoming front lounge is ideal for cosy evenings, while the separate dining room provides a great setting for family meals or entertaining guests. One of the true highlights of the home is the large conservatory to the rear, a bright and spacious room that serves as a natural hub of the house—perfect for relaxing, playing, dining, or simply enjoying views of the garden throughout the seasons. The bespoke fitted kitchen ties the living spaces together effortlessly, offering both style and practicality with plenty of storage and prep space for busy family life.

Upstairs, the home continues to impress with five generously sized bedrooms—offering flexibility for families with children of all ages, teenagers wanting their own space, or those needing additional rooms for guests, hobbies, or home working. The modern family bathroom is centrally located, and there's potential to personalise the upstairs layout further if desired. The overall balance between private and communal space makes this a home that adapts as your family grows.

Outside, the private rear garden is a real retreat, ideal for summer barbecues, children's play, or simply relaxing on a quiet afternoon. A standout feature is the summer house, which offers a wide range of uses—it could be transformed into a garden office, a creative studio, gym, playroom, or simply a peaceful escape away from the main home. The detached garage adds even more functionality, ideal for additional storage or potential conversion (subject to planning).

Located just a short walk from Wickersley School & Sports College and well-regarded primary schools, this property is perfectly placed for families prioritising education. Wickersley itself is a thriving community, with a wide selection of independent shops, cafes, pubs, restaurants, and green spaces, all within easy reach. With fantastic commuter links via the nearby M18 and M1, the location combines the best of village life with convenience for those working in Rotherham, Sheffield, or beyond.

In a market where family homes of this size and flexibility are rarely available—particularly in such a sought-after location—this property presents a unique opportunity. It offers room to grow, space to adapt, and a layout that supports family living now and into the future.

Early viewing is strongly advised to fully appreciate the scale, quality, and lifestyle on offer. This is more than just a home—it's a place for your family to thrive.

- Substantially extended five-bedroom home offering outstanding space and versatility
- Three reception rooms including a bright, expansive conservatory with garden views
- Stylish bespoke kitchen designed with modern family living in mind
- Versatile summer house—ideal as a home office, studio, gym, or relaxation space
- Detached garage, carport, and gated driveway providing excellent parking and storage
- Prime Wickersley location, just moments from highly regarded schools and village amenities

