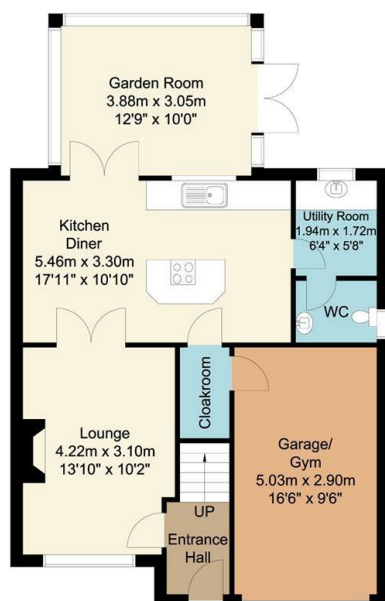
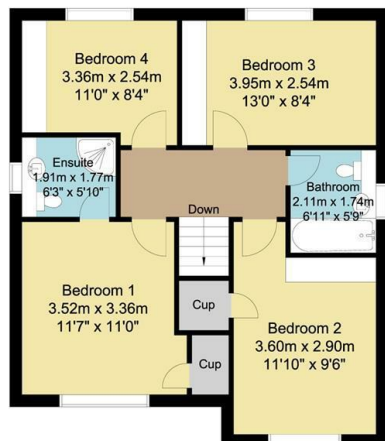


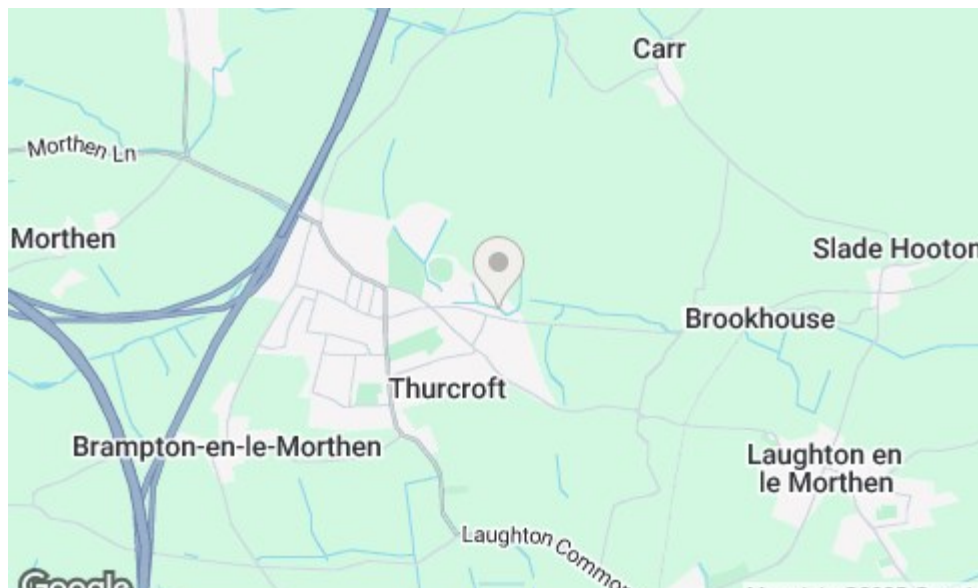
Ground Floor
71 sq m/764.23 sq ft
Approx.



First Floor
57 sq m/613.54 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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**EADON
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ESTD 1840



**EADON
LOCKWOOD
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ESTD 1840

7, Brookhouse Dell, Thurcroft, S66 9JX

Guide Price £300,000

7 Brookhouse Dell, Thurcroft,
Rotherham, S66 9JX

Description
Guide Price £300,000 to £310,000 - We are proud to present this truly exceptional four-bedroom detached family residence, perfectly positioned in an exclusive and peaceful cul-de-sac setting. Immaculately maintained and elegantly finished to the highest standard, this outstanding home backs directly onto open countryside, enjoying elevated panoramic views that create a lasting impression of space, privacy, and natural beauty.

Offering a perfect blend of contemporary design, functional layout, and timeless charm, this home is tailored to suit the demands of modern family life. It is conveniently located within easy reach of both Rotherham and Sheffield, and is well served by a host of nearby amenities including highly regarded schools, local shops, parks, and excellent transport links.

From the moment you step inside, the property exudes warmth and sophistication. A welcoming entrance hallway provides an immediate sense of space and leads through to the heart of the home. To the front, a generously sized lounge offers a tranquil retreat for cosy evenings and family relaxation, complete with contemporary décor and abundant natural light.

The standout feature of this property is the spectacular open-plan kitchen and dining area—an entertainer's dream. Thoughtfully designed, this space boasts a stylish central island with breakfast bar, high-quality integrated appliances, extensive storage, and sleek finishes throughout. The area opens seamlessly into a bright and airy conservatory extension, which enjoys uninterrupted views of the garden and countryside beyond—a perfect spot for morning coffee, family meals, or entertaining guests.

The ground floor also features a well-appointed utility room, a convenient downstairs WC, and integral access to the garage—ensuring every practical need is catered for without compromising on style.

Upstairs, the home continues to impress with four generously proportioned double bedrooms, each tastefully decorated and filled with natural light. The luxurious principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a beautifully finished family bathroom, featuring contemporary fixtures and fittings.

Throughout the property, remote-controlled day and night blinds offer both convenience and enhanced privacy, while complementing the sleek and modern aesthetic of each room.

The outdoor space is equally impressive. To the front, a double-width driveway and integral garage provide ample off-road parking. The landscaped rear and side gardens have been designed with low-maintenance living in mind, featuring a generous paved patio area ideal for alfresco dining or summer gatherings. The garden enjoys direct access to a charming brook and looks out across neighbouring allotments and countryside, creating a peaceful and picturesque outdoor sanctuary.

Adding to its appeal, the property benefits from energy-efficient solar panels, offering both environmental benefits and long-term savings on energy bills.

This is a rare opportunity to acquire an exceptionally presented and thoughtfully designed family home in a prime semi-rural location. Offering an enviable combination of space, style, and serenity, this property truly needs to be seen to be fully appreciated. Early viewing is highly recommended to avoid missing out on this one-of-a-kind home.

- Spacious four double bedroom detached home in a private, countryside-adjointing location
- Stunning open-plan kitchen/diner with island, integrated appliances & breakfast bar
- Bright conservatory, separate utility room, and downstairs WC for added practicality
- Principal bedroom with stylish en-suite and modern family bathroom
- Remote-controlled day and night blinds fitted to all windows
- Double-width driveway, integral garage, and landscaped low-maintenance gardens with elevated views

