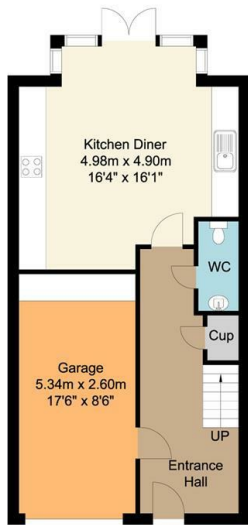
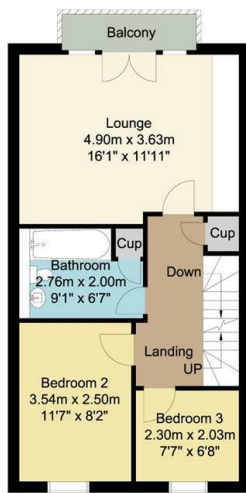


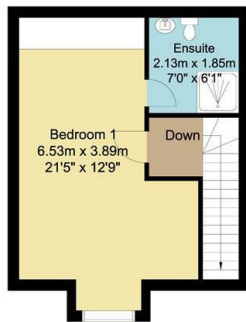
Ground Floor  
49 sq m/527.43 sq ft  
Approx.



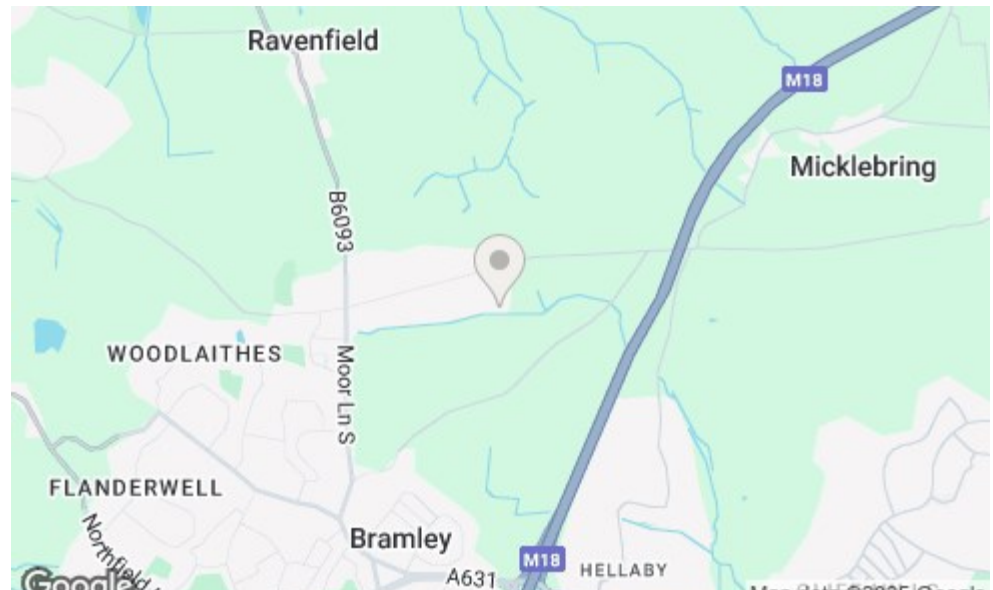
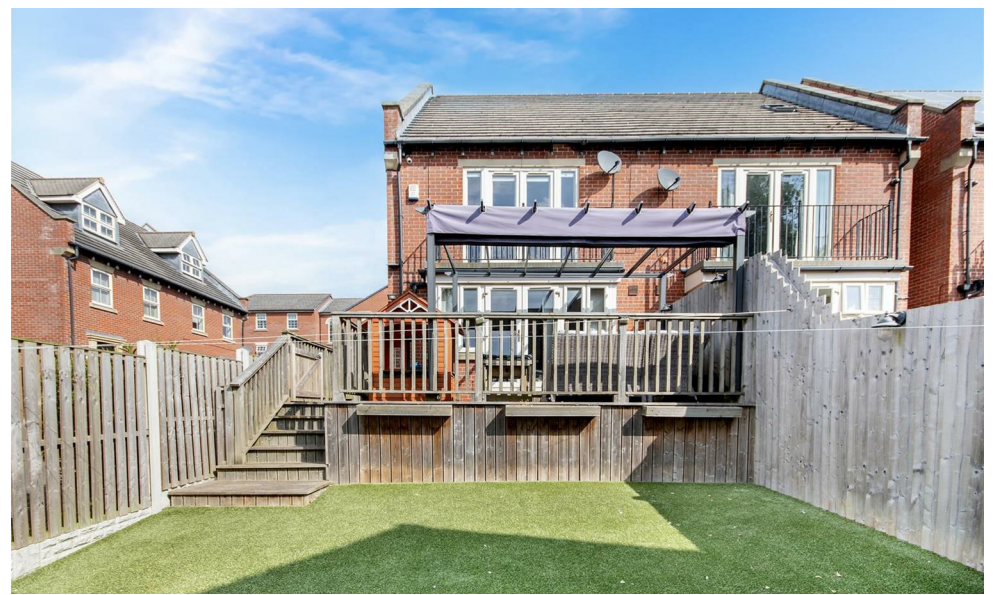
First Floor  
49 sq m/527.43 sq ft  
Approx.



Second Floor  
30 sq m/322.91 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/meterage if quoted on this plan. CP Property Services @2025



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70, Bridgewater Way, Rotherham, S65 4GH

Offers In The Region Of £250,000



70 Bridgewater Way, Ravenfield,  
Rotherham, S65 4GH

**Description**  
Situating in ever-popular Ravenfield, this beautifully presented three-storey semi-detached home on Bridgewater Way offers a rare opportunity to acquire a spacious, modern property that effortlessly combines contemporary living with family-friendly practicality. Perfect for those looking to upsize or settle into a long-term family home, this property offers a well-considered layout that caters to a wide range of lifestyles. With three generously proportioned bedrooms, this home includes a superb top-floor master suite complete with its own private dressing area and stylish en-suite bathroom, providing a tranquil retreat and a real sense of luxury.

At the heart of the property lies a modern open-plan dining kitchen, thoughtfully designed to balance function and flair. This bespoke space features sleek units, quality appliances, and a generous dining area ideal for everything from busy weekday breakfasts to entertaining friends and family. The open-plan layout encourages a sociable atmosphere, making it a true focal point of the home.

The accommodation is arranged over three floors, enhancing both space and flexibility. A bright and welcoming lounge offers a relaxing space to unwind, while the additional floors allow families to spread out and enjoy privacy and comfort across multiple levels. Neutral décor and high-quality finishes throughout provide a blank canvas ready to make your own.

An integral garage adds both practicality and potential — perfect for storage, secure parking, or even conversion into a home office, gym, or second sitting room (subject to planning permission), offering further flexibility to adapt the home to your needs.

Outside, the property enjoys a low-maintenance rear garden that is ideal for summer barbecues, children's play, or quiet evenings outdoors. Driveway parking complements the integral garage, offering convenience from the moment you arrive.

Situating in the heart of Ravenfield, renowned for its community spirit, excellent local schools, and convenient access to shops, parks, and transport links, this location is perfect for families and professionals alike. Rotherham town centre and major road links such as the M18 and M1 are just a short drive away, providing easy access to Sheffield, Doncaster, and beyond.

This is a move-in-ready home that combines space, style, and location — ticking all the right boxes for modern family living. With its exceptional features, thoughtful layout, and highly desirable setting, this is a property that truly stands out from the crowd.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer. Don't miss your chance to make Bridgewater Way your forever home.

- Located in desirable Ravenfield with strong community feel and great transport links
- Three spacious bedrooms, including a top-floor master suite with dressing room & en-suite
- Contemporary open-plan kitchen/diner with bespoke design — perfect for entertaining
- Flexible living spaces across three floors, ideal for modern family life
- Integral garage with driveway parking — potential for home office or additional room
- Private, low-maintenance rear garden — ideal for relaxing or family time outdoors

