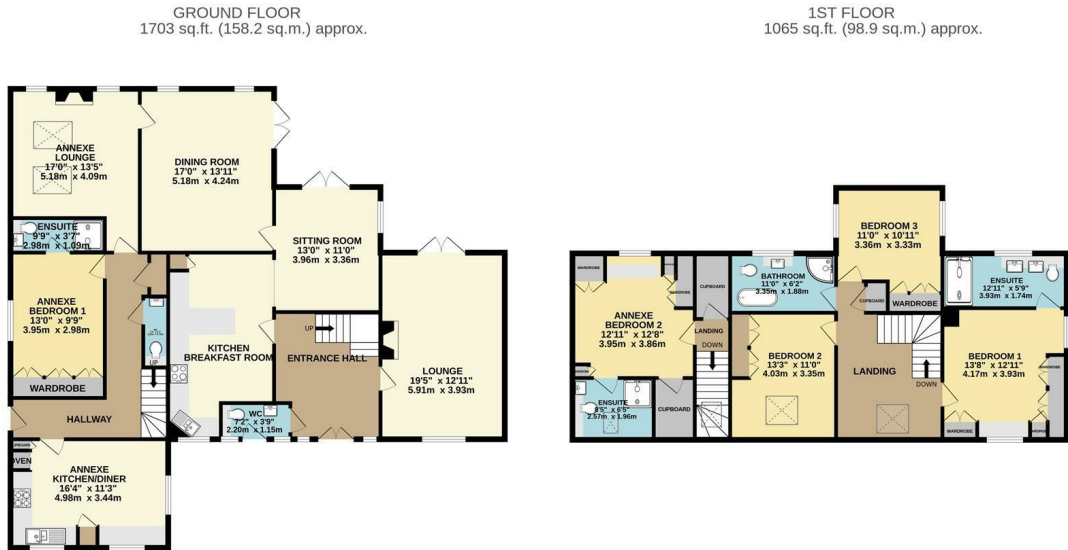




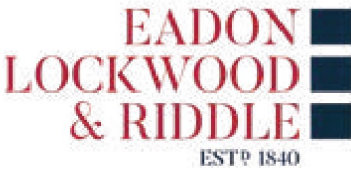
TOTAL FLOOR AREA : 2768 sq.ft. (257.2 sq.m.) approx.

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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Lido View, Bawtry Road, Rotherham, S66 2TP

Offers In The Region Of £675,000

Lido View Bawtry Road, Bramley,
Rotherham, S66 2TP

Description
Set behind secure electric gates in the highly sought-after village of Bramley, this exceptional detached residence offers an outstanding opportunity for buyers seeking space, flexibility, and quality in equal measure. Extending to approximately 2,768 sq. ft., this remarkable home has been significantly extended and thoughtfully upgraded by a well-regarded local builder, resulting in a beautifully presented property that combines traditional character with modern functionality. A key feature of this home is the superb self-contained annexe, which offers fully independent living across two floors and can be accessed either privately or through the main house—making it ideal for multi-generational families or guest accommodation.

Upon entering, you are greeted by a spacious and welcoming entrance hall, highlighted by a striking oak and glass staircase that sets the tone for the quality and style found throughout. The ground floor is designed for modern family life, with multiple generously sized reception rooms providing flexibility for day-to-day living and entertaining. The formal lounge is bright and spacious, complete with a log burner that creates a cosy and inviting focal point, perfect for relaxing or hosting guests. The adjacent sitting room offers a quieter, more intimate space, while the large dining room—also benefiting from a log burner—is ideal for family meals or dinner parties and enjoys an abundance of natural light.

At the heart of the home lies a stunning open-plan kitchen and breakfast room, thoughtfully fitted with high-quality units, integrated appliances, and ample storage. Just off the kitchen is a charming snug, offering a separate, informal living area perfect for unwinding with a book or enjoying casual time with family—distinct from the main lounge to ensure privacy and comfort. A downstairs cloakroom and convenient utility areas add further practicality to the layout.

Upstairs, the main house features three spacious double bedrooms, each thoughtfully arranged to offer both comfort and functionality. The principal bedroom benefits from fitted wardrobes and a luxurious en-suite shower room featuring twin sinks, adding both convenience and a touch of indulgence. A dedicated home office is situated on the landing, providing a quiet and practical workspace ideally suited to remote working or study. The remaining two bedrooms are both generously sized and served by a contemporary family bathroom, which is finished to a high standard with sleek, modern fittings.

What truly sets this home apart is the self-contained annexe, which has been designed to function either as an extension of the main residence or as a fully independent unit. The annexe enjoys its own private entrance and comprises a large, light-filled lounge with skylights, a spacious and well-equipped open-plan kitchen and dining area, and a double bedroom with en-suite shower room on the ground floor. Upstairs, a second large double bedroom also benefits from its own en-suite, creating a private, comfortable living space that would suit extended family members, guests, or tenants. The layout and finish of the annexe mirror the quality found throughout the main house, ensuring a seamless and cohesive feel.

Externally, the property continues to impress with a large, gated driveway offering ample off-road parking and leading to a detached double garage complete with electric roller doors, lighting, and power. This versatile space could be used for secure parking, storage, or as a workshop. The rear garden is private and mostly laid to lawn, providing an ideal environment for outdoor activities and relaxation. A charming summer house adds a further dimension to the garden, offering a peaceful spot for hobbies, entertaining, or enjoying the tranquil surroundings.

Located in a desirable and well-connected part of Bramley, the property enjoys excellent access to local amenities, well-regarded schools, and major transport routes including the M1 and M18, making commuting simple while maintaining the benefits of village living. The setting provides a sense of privacy and calm without compromising on convenience, making it perfect for growing families, professionals, or those seeking adaptable living arrangements.

With its unique combination of space, style, and flexibility—enhanced by features such as log burners, a bespoke staircase, home office, and double garage—this outstanding home is a rare find on the market. Whether you're looking for a spacious family residence, a multi-generational solution, or an investment opportunity with rental potential, this property caters to a wide range of needs. Early viewing is highly recommended to fully appreciate the scale, quality, and lifestyle on offer.

- Self-contained annexe: Ideal for multi-generational living or extended family.
- Expansive living spaces: Spacious formal lounge, sitting room, dining room, and open-plan kitchen/breakfast area.
- Private gated plot: Large driveway with ample parking, leading to a detached double garage with electric roller doors.
- Three double bedrooms: Including a luxurious principal suite with en-suite bathroom and fitted wardrobes.
- Private garden: Mainly laid to lawn, with a summer house perfect for hobbies or outdoor entertaining.
- Prime location: Situated in the highly desirable village of Bramley, with easy access to M1 and M18, local amenities, and reputable schools.

