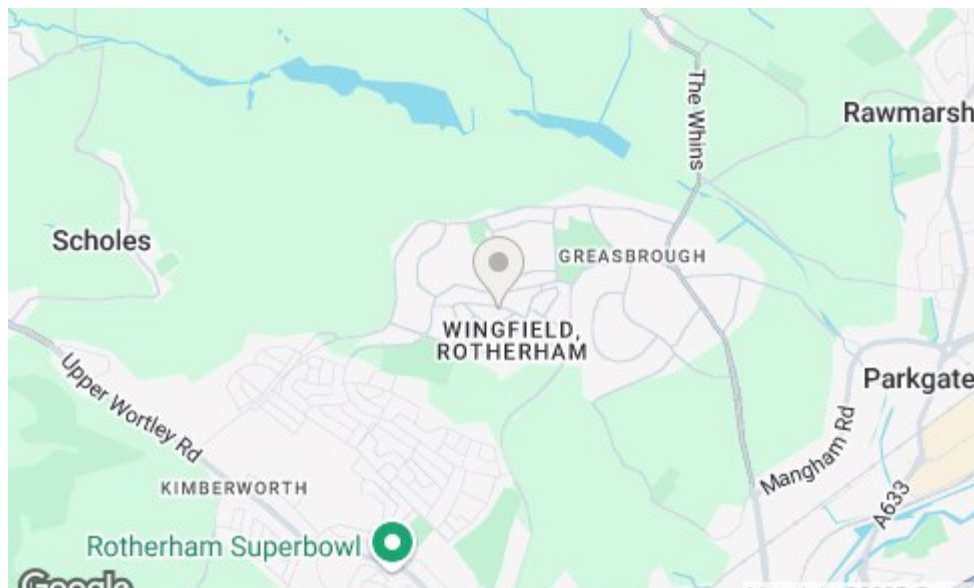




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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



**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



29, Wensleydale Road, Rotherham, S61 4BG

Offers In Excess Of £195,000



29 Wensleydale Road, Rotherham, S61 4BG

**Description**  
This impressive and highly adaptable four-bedroom, end town house offers an exceptional opportunity for those seeking space, practicality, and smart-living convenience in one of the area’s well-connected and desirable residential settings. Meticulously maintained and significantly enhanced by its current owners, the property provides a generous internal footprint of approximately 1,367 sq ft, in addition to a 129 sq ft fully insulated outbuilding—making it ideal for growing families, multi-generational households, home workers, or those requiring flexible use of space.

The layout is intelligently configured to accommodate modern life, with a focus on adaptable living spaces. Upon entering the property via the side door, you step into a small hallway—providing a defined entrance space before continuing into the rest of the home. From here, you are welcomed into a spacious lounge that provides an excellent central living area—large enough to serve as a combined sitting and media space. Leading through from the lounge is the kitchen and dining area, which forms the hub of the home. The kitchen provides plentiful storage, generous work surfaces, and excellent connectivity to the adjacent conservatory. It has been upgraded to include an integrated larder fridge and dishwasher, supporting both functionality and clean-lined design. The conservatory itself offers versatility to be used as an additional family area, formal dining space, playroom, or a second living room. Double doors lead directly out onto the rear decking area, blending indoor and outdoor living and creating a natural flow for entertaining or everyday family use.

Also on the ground floor is a modern shower room, a separate utility room, and a rear lobby area with side entrance access, enhancing the practicality of the home for busy households. The utility room accommodates laundry appliances and additional countertop space, while the adjacent brick-built store room adds further secure storage—ideal for bikes, tools, or seasonal items.

Upstairs on the first floor are three bedrooms—each well-sized and easily adaptable to suit individual needs, whether used as bedrooms, home offices, hobby rooms, or a mix. These are supported by a family bathroom with full suite. The staircase continues to a full second floor which has been professionally converted to provide a spacious and self-contained principal suite. This loft-level bedroom benefits from its own WC, integrated cupboard space, and ample room for a seating or dressing area, making it ideal for those looking for a private retreat or even a potential self-contained zone for older children or guests.

Outside, the rear garden is a standout feature for those seeking low-maintenance outdoor space that still offers flexibility. Fully decked and enclosed for privacy, it includes seating and dining areas perfect for social occasions or day-to-day relaxation. The fully insulated and powered summer house offers exceptional bonus space with year-round usability—ideal as a home office, remote workspace, home gym, creative studio, or teen hangout zone.

Technologically, this home is future-ready. A Vaillant Ecotec Plus 836 36kW combi boiler, installed less than a year ago, provides efficient central heating and hot water, backed by a 10-year warranty (subject to servicing). The entire system is integrated with Tado smart controls, including individual smart valves on radiators, enabling tailored heating schedules for each room via smartphone app or Alexa. This allows for zone-specific energy control, helping reduce running costs while enhancing comfort. Most rooms are equipped with wired LAN (Local Area Network) points, supporting gigabit-speed internet—perfect for professionals working from home, gamers, or high-data users. The home also features wired smoke alarms on all floors for enhanced safety and peace of mind, and selected rooms are fitted with Philips Hue smart lighting, adding an additional layer of intelligent home automation that can be controlled remotely or by voice command.

Positioned in a convenient residential location, the property offers easy access to local schools, shops, parks, public transport, and commuter routes—making it a highly practical choice for daily life. However, it’s the flexibility of the internal layout, combined with the quality and intelligence of the upgrades, that truly sets this home apart.

Whether you’re a growing family seeking space to evolve, a multi-generational household needing self-contained living options, or a professional couple wanting adaptable rooms for remote work and leisure, this is a home that not only meets those needs—it anticipates them. Smart, spacious, and full of potential, this property offers a rare opportunity to secure a home that’s ready for the way you live today and adaptable for how you’ll live tomorrow.

- Four generous bedrooms across three floors, including a spacious loft suite with private WC.
- Multiple living areas including lounge, conservatory/family space, and adaptable rooms throughout.
- Smart home technology: Tado heating, smart radiator valves, Philips Hue lighting, Alexa integration.
- Wired gigabit LAN in most rooms—ideal for home workers, gamers, and high-speed connectivity.
- Fully insulated summer house with power—perfect for office, gym, studio, or guest space.
- Modern and efficient central heating with Vaillant combi boiler (installed 2024, 10-year warranty).

