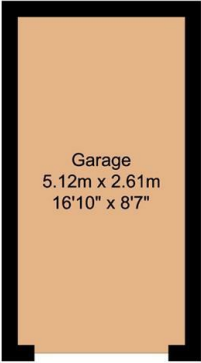
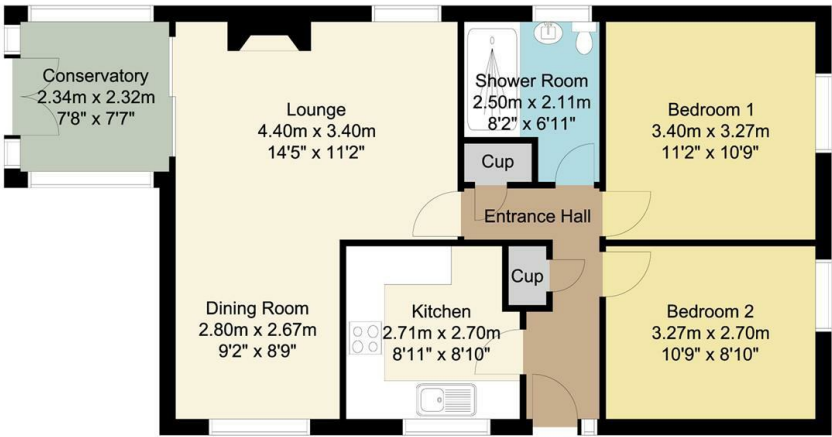


68 sq m/731.94 sq ft
Approx.

Outbuilding
13 sq m/139.93 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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**EADON
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ESTD 1840



**EADON
LOCKWOOD
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ESTD 1840

36, St. Francis Close, Rotherham, S66 3ZD

Offers In The Region Of £259,995

36 St. Francis Close, Bramley,
Rotherham, S66 3ZD

Description
Situating in the peaceful and highly desirable residential enclave of St. Francis Close, this beautifully maintained two-bedroom detached bungalow offers an exceptional opportunity for anyone looking to enjoy the ease of single-level living in a quiet yet convenient location. Set within a well-kept cul-de-sac, the property is surrounded by similar quality homes and boasts a warm, welcoming presence with its attractive brick exterior, landscaped gardens, and neatly paved driveway leading to a detached single garage.
Upon entering the home, you are greeted by a central hallway that provides access to all rooms, creating a practical and flowing layout. The spacious lounge is a standout feature, offering a cosy and comfortable space for everyday living. A large window and sliding glass doors bathe the room in natural light and provide seamless access to the adjoining conservatory, which serves as a tranquil retreat with garden views—perfect for reading, morning coffee, or simply unwinding. Adjacent to the lounge is a dining area, ideal for more formal entertaining or equally suitable as a home office or hobby space. The kitchen is thoughtfully designed with an excellent range of traditional-style cabinetry, generous work surface areas, and integrated appliances, including a modern oven and hob. A large window above the sink allows in plenty of daylight and offers a pleasant outlook over the front of the property.
The bungalow offers two generously sized double bedrooms, both tastefully decorated and well-proportioned. The principal bedroom overlooks the rear garden and includes fitted wardrobes, adding to the practicality of the space. The second bedroom, currently used as a guest room or additional living space, also benefits from plenty of natural light and flexibility of use. The shower room has been recently updated with contemporary fittings, including a walk-in shower with glass screen, a sleek vanity unit with basin, and a modern WC, all finished with attractive wall panelling for a fresh and polished look.
Additional storage is thoughtfully integrated into the home with two separate cupboards off the hallway, ideal for coats, linens, or cleaning essentials. The home is double-glazed throughout and benefits from gas central heating, ensuring year-round comfort and energy efficiency.
Externally, the property offers beautifully maintained gardens to both the front and rear. The front garden is attractively landscaped with a combination of planting and paving, while the rear garden is a true highlight—private, enclosed, and designed for easy upkeep. A manicured lawn is framed by well-stocked borders with mature shrubs and flowering plants, creating a colourful and inviting outdoor space that is ideal for relaxing or entertaining. A detached single garage provides secure parking or additional storage, with further off-road parking available on the driveway.
Located within easy reach of local amenities, including shops, cafes, public transport links, and green open spaces, this delightful bungalow offers a rare blend of peace, privacy, and convenience. Whether you are looking to downsize, retire in comfort, or enjoy a more manageable home, this property ticks all the boxes and is ready for its next chapter. Early viewing is strongly recommended to fully appreciate everything this charming home has to offer.

- Spacious lounge with fireplace and access to a bright conservatory
- Two generous double bedrooms and modern walk-in shower room
- Well-appointed kitchen with ample cupboard and worktop space
- Separate dining room – ideal for entertaining or as a home office
- Private rear garden, detached garage, and off-street parking
- Peaceful cul-de-sac location with excellent local amenities nearby

