



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



35, Ashfield Way, Rotherham, S66 3RT

Guide Price £400,000

35 Ashfield Way, Sunnyside,
Rotherham, S66 3RT

GUIDE PRICE £400,000 - £425,000

This exceptional FOUR BEDROOM DETACHED home, nestled in a tranquil cul-de-sac on the highly desirable Woodlathes estate, offers an exceptional opportunity for families seeking a spacious and well-appointed home. Featuring generous living spaces and situated within the catchment area of the highly regarded Wickersley School, it stands out as a prime choice for discerning buyers. The property's proximity to local amenities, public transport, and the motorway network further enhances its appeal.

Upon entering, you are greeted by a light and spacious hallway that sets the tone for the rest of this immaculately decorated home. The hallway also features a convenient downstairs WC. To the left, you'll find a fabulous lounge complete with a feature fireplace and a bay window. French doors lead from the lounge to an exceptional modern kitchen diner.

The kitchen diner is a chef's dream, featuring a central island with integrated appliances including a fridge, freezer, and wine cooler. Additional integrated appliances include a double oven, dishwasher, washing machine, and induction hob. The kitchen also boasts a boiling water tap and underfloor heating. Bifold doors open up to the incredible rear garden, creating a seamless indoor-outdoor living space. The spacious dining area, with double doors leading to a stunning conservatory, makes this entire area perfect for family gatherings.

Also located on the ground floor is an additional sitting room, offering a versatile space that can be used as a playroom, home office, or a quiet retreat for relaxation.

Upstairs, the home continues to impress with three double bedrooms, all complete with fitted wardrobes. Two of these bedrooms feature en-suite bathrooms, providing privacy and convenience. There is also a well-proportioned single bedroom, perfect for a child's room or guest space. The beautifully decorated family bathroom includes a white three-piece suite with a corner bath.

Outside, the front of the property boasts a lovely lawn area with mature trees and shrubs, along with parking for multiple cars. For added security, the drive is equipped with posts to prevent car theft. The significantly extended double garage, enhanced with Velux windows, offers a versatile space capable of accommodating up to four small cars.

The rear garden is a peaceful haven with character, showcasing an Indian stone patio area and a lush lawn surrounded by mature bushes and trees. A charming wooden pergola in the corner provides an additional seating area to enjoy the serenity of summer days.

This stunning home offers a perfect blend of style, comfort, and practicality. Don't miss the opportunity to make this dream home yours!

Contact us today to arrange a viewing!!

- IMPRESSIVE FOUR BEDROOM DETACHED
- STUNNING FAMILY HOME
- NO ONWARD CHAIN
- FAMILY BATHROOM PLUS TWO EN-SUITES
- MODERN KITCHEN WITH ABUNDANCE OF INTEGRATED APPLIANCES
- PEACEFUL CUL-DE-SAC
- DOUBLE DETACHED GARAGE AND AMPLE PARKING
- CONSERVATORY
- WELL PRESENTED THROUGHOUT



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