



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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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& RIDDLE**
ESTD 1840



81, Fernleigh Drive, Rotherham, S60 5PJ

Offers In The Region Of £335,000

81 Fernleigh Drive, Brinsworth,
Rotherham, South Yorkshire, S60 5PJ

Description
ELR are delighted to bring to market this beautifully presented four-bedroom detached family home, ideally situated in the highly desirable area of Brinsworth. With its excellent proximity to local amenities including well-regarded schools, a variety of shops and convenient transport links, this property offers the perfect combination of space, style, and location for family living.

Upon entering the home, you are greeted by a welcoming entrance hall that immediately sets a warm and inviting tone. The lounge is a particularly charming space, boasting a cosy atmosphere with a lovely focal fireplace. This area flows effortlessly into a dedicated dining space, which is perfect for entertaining and features elegant French doors that open directly onto the rear garden, allowing plenty of natural light to fill the room.

The kitchen is a true highlight of the home, showcasing a modern and practical layout with a double integral oven, gas hob, and integrated appliances including a fridge, freezer, and dishwasher. From here, there is convenient access to the integral garage, ideal for additional storage or secure parking. Adjacent to the kitchen, you'll find a useful utility room fitted with ample units and space for a washing machine. This leads to a convenient downstairs WC, adding further practicality to the ground floor.

Upstairs, the property continues to impress with four generously sized bedrooms, all of which are tastefully decorated. The master bedroom enjoys the added benefit of fitted wardrobe and an en-suite. A stylish family bathroom with a modern three-piece suite serves the remaining bedrooms and completes the upper level.

Externally, the home has wonderful curb appeal with a well-maintained front lawn and a driveway that provides off-road parking and leads to the integral garage. In addition, to the side of the property there is a second driveway which leads to a small courtyard area, offering even more parking options—ideal for families with multiple vehicles.

The rear garden is both attractive and functional, providing a lovely space to relax or entertain. It features a patio area, a raised lawn bordered by mature plants and bushes, and a useful garden shed positioned at the bottom of the garden for extra storage.

This truly fabulous home is perfect for families seeking both comfort and convenience in one of Brinsworth's most sought-after locales. With so much to offer, this property is not expected to remain on the market for long.

Don't miss out – call today to arrange your viewing!

- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS LOUNGE DINER
- MODERN KITCHEN WITH INTEGRATED APPLIASNCES
- UTILITY ROOM &DOWNSTAIRS WC
- MASTER BEDROOM WITH EN-SUITE
- INTEGRATED GARAGE
- CLOSE TO LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT
- FREEHOLD / TAX BAND D
- EARLY VIEWING IS HIGHLY RECOMMENDED

