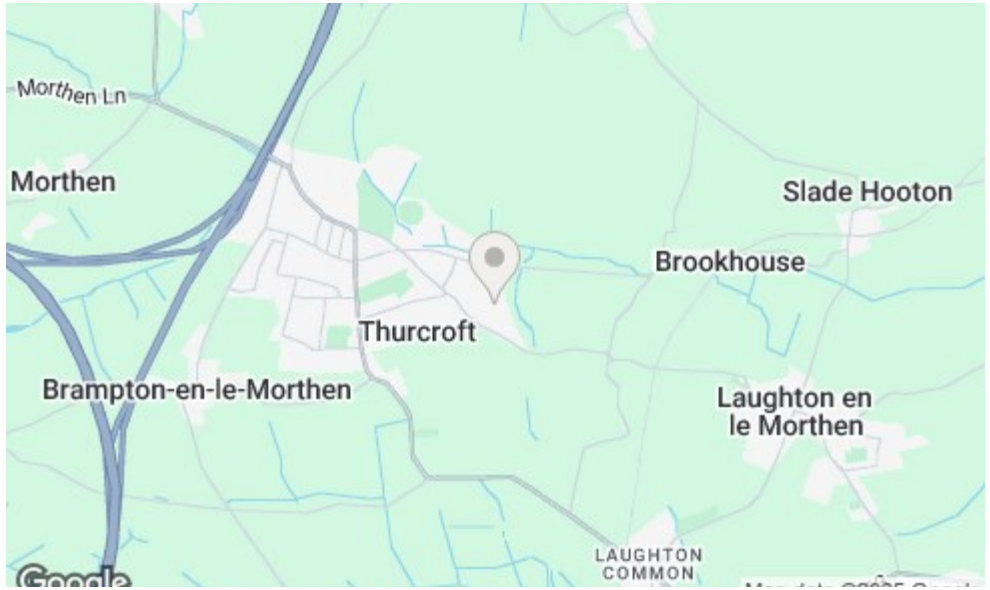




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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  
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**EADON  
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ESTD 1840

17, Clarke Avenue, Rotherham, S66 9DP

Guide Price £375,000



17 Clarke Avenue, Thurgroft,  
Rotherham, S66 9DP

**Description**  
Guide Price £375,000 to £390,000 - Rarely does a home come to market that offers such a superb combination of generous living space, thoughtful layout, and high-quality finish – all on one accessible level. Now available this four-bedroom detached bungalow has been meticulously maintained and adapted over the years to meet the evolving needs of family life, while also being perfectly suited to buyers seeking spacious, single-storey living. Quietly positioned on a well-established residential cul de sac, this beautifully presented home has been a treasured family residence and is now ready to welcome new owners looking for space, comfort, and flexibility in equal measure.

From the moment you arrive, the home's charm is clear – with its attractive stone frontage, mature gardens and generous driveway creating a welcoming first impression. Step through the front door into a spacious central hallway that flows effortlessly through the home, offering a real sense of openness and cohesion. The accommodation, which extends to approximately 1657 sq ft, has been cleverly arranged to offer both communal family spaces and quiet retreats, making it easy to adapt to any lifestyle.

At the heart of the home is a contemporary open-plan kitchen and living area, perfect for both everyday living and entertaining. The kitchen is fitted with sleek cabinetry, modern appliances and a central island with breakfast bar, providing ample space for both cooking and conversation. The adjoining sitting area opens seamlessly into a bright and airy conservatory that currently serves as a formal dining space, offering beautiful views over the rear garden and double doors leading out to a paved patio – perfect for summer gatherings and relaxed evenings.

In addition to this sociable hub, there's also a second, spacious lounge with a large bay window, offering an alternative place to unwind or entertain guests. With its tasteful décor and abundant natural light, it's a wonderfully relaxing room that adds to the home's already impressive versatility.

The sleeping accommodation comprises four well-proportioned bedrooms, including a luxurious master bedroom with its own modern en-suite shower room. Each bedroom is finished to a high standard, with one currently used as a stylish home office, underlining the home's adaptable nature. A large and well-appointed family bathroom, complete with both bath and separate shower, serves the remaining bedrooms and adds further to the home's practicality.

Further enhancing the property's appeal is a dedicated study/gym space located just off the entrance porch – ideal for remote working or private workouts – along with a utility cupboard for laundry and additional storage. Every part of the home has been thoughtfully considered to maximise convenience and comfort.

Outside, the rear garden is a real highlight. Private, enclosed and beautifully maintained, it features a blend of lawn, mature planting and a spacious patio area that's perfect for alfresco dining and entertaining. Whether you're hosting guests, playing with children or simply enjoying a quiet moment, it's a garden that can truly be enjoyed all year round.

In summary, this is a rare opportunity to acquire a beautifully finished and deceptively spacious bungalow in a quiet yet convenient location. Whether you're a growing family looking for room to spread out, or you're seeking to downsize without compromising on lifestyle, 17 Clarke Avenue offers something truly special. With its combination of space, quality, and versatility, this home needs to be viewed to be fully appreciated.

- Exceptionally spacious four-bedroom detached bungalow with over 1650 sq ft of living space
- High-spec open-plan kitchen with central island, flowing into a bright conservatory/dining area
- Two generous and beautifully finished reception rooms, perfect for entertaining or relaxing
- Principal bedroom with stylish en-suite, plus three further versatile bedrooms
- Dedicated study/gym ideal for home working or personal fitness
- Private, enclosed rear garden with patio and lawn, plus ample driveway parking

