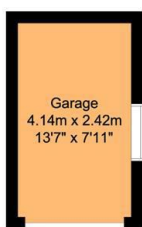
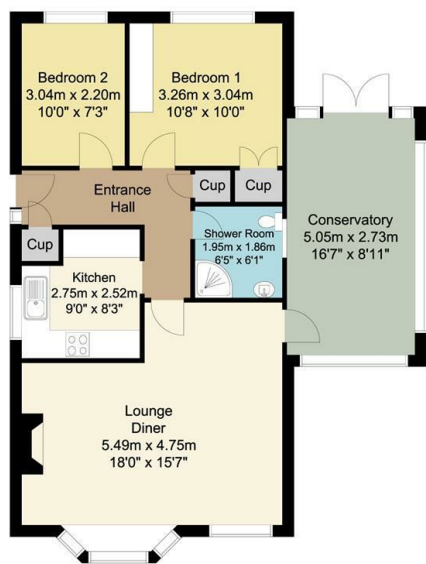


75 sq m/807.29 sq ft  
Approx.

Outbuilding  
10 sq m/107.63 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.  
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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

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4, Coquet Avenue, Rotherham, S66 1TU

Offers In The Region Of £265,000



4 Coquet Avenue, Bramley, Rotherham,  
S66 1TU

**Description**  
Set within a quiet and highly sought-after residential location, 4 Coquet Avenue, Bramley is a beautifully presented two-bedroom detached bungalow that offers a rare blend of privacy, practicality, and outstanding potential. Ideal for those looking to downsize, invest, or simply enjoy single-level living, this charming home is positioned on a generous plot and is well placed for access to local amenities, transport links, and green spaces, all while offering a peaceful, tucked-away setting.

From the moment you arrive, it's clear this property has been well cared for and thoughtfully maintained. The home sits behind a well-sized front garden with a lawn and mature hedging that enhances the sense of seclusion. A secure wrought-iron gate opens to a spacious block-paved driveway that provides ample off-road parking and leads to a detached garage, perfect for additional storage, a workshop space, or even conversion subject to the necessary permissions.

As you step inside, the home welcomes you with a bright and tidy entrance hall, offering access to all main living spaces. To the front, the spacious lounge/diner is a standout feature — bathed in natural light from a bay window, it features a charming fireplace and neutral décor, making it a warm and inviting room ideal for relaxing or entertaining guests.

The kitchen is compact yet efficient, with a practical layout that includes a good range of wall and base units, integrated oven and hob, and space for appliances. The striking black-and-white tiled splashbacks add character, while a window to the side elevation provides a pleasant outlook and plenty of natural light. Adjacent to the kitchen is a handy built-in storage cupboard, ideal for pantry items or household essentials.

To the rear of the home lies a generous conservatory, accessed directly from the lounge. This impressive space runs the width of the property and benefits from full-height windows and a pitched roof, offering panoramic views of the rear garden and allowing sunlight to pour in throughout the day. With its light oak-effect flooring and calming atmosphere, it's the perfect spot to unwind, read, or entertain year-round.

The two bedrooms are further selling points, the main bedroom is a comfortable double with a large window overlooking the garden and benefits from built-in storage drawers and space for additional furniture. The second bedroom is well-proportioned, perfect for use as a guest room, study, or dressing room.

A modern shower room serves the property, tastefully finished with stylish black floor tiles, crisp white wall tiles, and a decorative mosaic border. It features a corner shower with glass enclosure, a pedestal washbasin, WC, and wall-mounted accessories, all set beneath a frosted window for privacy and ventilation.

Externally, the rear garden is a true delight — private, low-maintenance, and versatile. The layout includes a raised lawned area, shaped borders, and a paved patio perfect for outdoor seating or dining. Mature shrubs and well-maintained hedging provide a green backdrop and excellent privacy from neighbouring properties, while the space itself offers potential for further landscaping, a summerhouse, or even extension (subject to permissions).

Additional benefits include gas central heating, double glazing throughout, and several built-in storage cupboards within the bungalow, ensuring practicality and comfort are very much part of the offering. The detached garage, measuring approximately 4.14m x 2.42m (13'7" x 7'11"), further enhances the property's appeal for those with hobbies, vehicles, or storage needs.

Located in a quiet cul-de-sac within Bramley, this home enjoys the best of both worlds — peaceful surroundings yet close proximity to everyday essentials. Shops, supermarkets, and public transport links are within easy reach, as are reputable schools and open green spaces. It's an area favoured by downsizers and families alike, thanks to its friendly community feel and convenient access to nearby towns and the motorway network.

With its well-balanced accommodation, attractive outdoor space, and huge potential for modernisation or extension, 4 Coquet Avenue is a truly special opportunity. Whether you're looking for a move-in-ready home with scope to update over time, or a property to reimagine to your own specifications, this bungalow ticks all the boxes.

Early viewing is highly recommended to fully appreciate the comfort, space, and potential this fantastic home has to offer.

- Situated in a quiet, highly sought-after residential area of Bramley
- Spacious bay-fronted lounge and bright conservatory offering versatile living space
- Two generously sized bedrooms and a stylish, modern shower room
- Gated driveway with ample off-road parking and a detached garage
- Private, low-maintenance gardens with excellent potential for landscaping or extension
- Offered with no onward chain, providing a smooth and hassle-free purchase

