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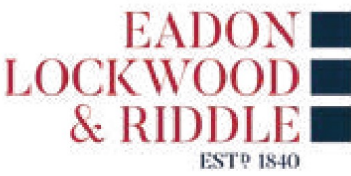
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29, Shawsfield Road, Rotherham, S60 2RS

Offers In The Region Of £240,000

29 Shawsfield Road, Moorgate,
Rotherham, South Yorkshire, S60 2RS

Description
Offering space, style, and superb convenience, this beautifully maintained four-bedroom semi-detached home is the ideal setting for modern family life. Situated in one of Rotherham's most desirable residential neighbourhoods, this impressive property combines well-planned interiors with exceptional outdoor space, all just moments from key amenities including Rotherham Hospital, excellent schools, and major transport links.

Thoughtfully extended and arranged across three spacious floors, the home delivers a seamless blend of character, functionality, and comfort. From the generous driveway and attractive bay-fronted façade to the elegant conservatory and landscaped rear garden, every detail has been considered to offer both practicality and visual appeal. The home sits behind a spacious block-paved driveway, providing ample off-road parking for multiple vehicles, and its well-kept frontage gives it strong kerb appeal.

Notably, the property has been fitted with solar panels, offering a significant eco-friendly and cost-effective advantage. These panels contribute to lower energy bills and a reduced environmental footprint, making the home both more efficient and more sustainable—an increasingly valuable feature for today's homeowners.

Upon entering, you are welcomed by a bright and inviting entrance hall that sets a warm tone for the rest of the property. At the front of the house is a cosy lounge, perfect for quiet evenings or entertaining guests. A beautiful bay window lets in plenty of natural light, enhancing the sense of space and adding character to the room. This is a relaxing space that feels immediately homely and comfortable.

Moving through to the rear of the house, the kitchen and dining area span the width of the property and form the true heart of the home. This open-plan space is both stylish and highly functional, with modern fitted units and a practical breakfast bar that serves as a casual dining or coffee spot. The layout offers excellent potential for customisation to suit your own preferences and needs. From here, French doors lead into a lovely conservatory, which offers an additional living area flooded with natural light. Whether used as a playroom, a reading nook, or a space for guests, the conservatory enhances the flow between indoor and outdoor living.

One of the standout features of the home is the converted outbuilding, which serves as an almost fully functional utility area. Electrics have already been installed, everything else is in place just need simple connection, offering the potential for full utility use. This thoughtful addition adds valuable space for laundry and storage, helping to keep the main kitchen clear and clutter-free. Also on the ground floor is a convenient WC, positioned just off the kitchen—another functional benefit for modern living.

The first floor offers three generously sized bedrooms. Two of these are spacious doubles, ideal for adults, teenagers, or guests. The third bedroom, though slightly smaller, is perfect as a nursery, a child's room, or a home office for those working remotely. The family bathroom is also located on this level and has been finished to a high standard. It includes a full-sized bath with an overhead shower, sleek tiling, and modern fittings that create a clean, relaxing environment.

Rising to the second floor, you'll find a superb master suite that has been created through a thoughtful loft conversion. This room is bright and airy thanks to twin Velux windows that allow light to pour in throughout the day. Built-in storage makes excellent use of the eaves, and the inclusion of a private en-suite W/C and wash basin adds a touch of luxury and independence. It's a perfect space to retreat and unwind.

The rear garden is another key highlight of the home. Generously sized and beautifully landscaped, it offers a wonderful mix of lawn, patio, and raised decking, ideal for a variety of outdoor activities. Whether you're hosting barbecues, letting children play freely, or simply relaxing in the sun with a book, this garden delivers. Mature flower beds and planting add colour and privacy, while a secure, gated side passage offers convenient access from front to back—enhancing both practicality and peace of mind.

The location is equally attractive. Just a short walk from Rotherham Hospital, the property is ideal for healthcare professionals. Families will appreciate the proximity to respected local schools, including Oakwood High School and Broom Valley Community School. For commuters, access to the M1 and A630 is quick and straightforward, while Rotherham Central station offers direct train services to Sheffield, Doncaster, and other key destinations—making travel simple and efficient.

This is a rare opportunity to acquire a spacious, move-in-ready home that delivers on every front—space, style, energy efficiency, convenience, and location. Perfect for growing families, professionals, or anyone looking for a high-quality home in a vibrant, well-connected area, this property is sure to impress from the very first viewing.

- Spacious four-bedroom semi-detached home across three floors with modern interior design
- Stylish open-plan kitchen/diner with breakfast bar and access to conservatory
- Converted outbuilding with potential for a dedicated and well-equipped utility room
- Beautifully landscaped rear garden with patio, lawn, and raised decking—ideal for families and entertaining
- Eco-friendly solar panels offering reduced energy bills and increased sustainability
- Prime location near Rotherham Hospital, excellent schools, and major road and rail links

