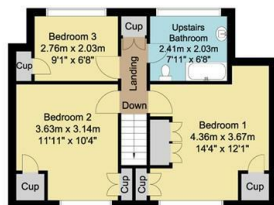


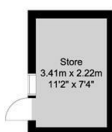
Ground Floor
111 sq m/1194.79 sq ft
Approx.



First Floor
42 sq m/452.08 sq ft
Approx.



Outbuilding
8 sq m/86.11 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. CP Property Services @2025



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

105, Woodfoot Road, Rotherham, S60 3EH

Guide Price £450,000

105 Woodfoot Road, Rotherham, S60 3EH

Guide price £450,000 - £475,000
Situating on the prestigious Duke of Norfolk Estate, this superb detached residence combines generous living space with stylish presentation, making it an ideal family home. Offering over 1,650 sq. ft. of accommodation across two floors, the property is designed with versatility in mind and is complemented by landscaped gardens, a double driveway, and an integrated garage.

On approach, the home immediately impresses with its attractive façade, neat lawn, and welcoming entrance. Stepping inside, the entrance hall sets the tone for the rest of the house with a bright, inviting feel. The lounge, measuring an impressive 16'5" by 19'0", provides a wonderful space for relaxation, featuring a modern fireplace and plenty of natural light. French doors lead through to the conservatory – a beautiful spot to enjoy the garden views in all seasons.

At the heart of the home sits a contemporary kitchen/diner, finished with sleek gloss cabinetry, quality work surfaces, and integrated appliances. The adjoining utility room adds further practicality, with direct access to the garage and rear garden. A flexible ground floor reception room, currently used as a bedroom but equally suited as a study or dining room, sits alongside a modern downstairs bathroom, making this level adaptable to the needs of any household.

The first floor continues to deliver on space and comfort. The principal bedroom is generously proportioned and benefits from fitted wardrobes, while two further bedrooms are well-presented and versatile in use. A modern family bathroom completes the upstairs accommodation.

Externally, the rear garden is a true highlight. Private and thoughtfully landscaped, it features a large patio area, raised beds, and a charming pergola seating area – perfect for al fresco dining or evening relaxation. The property is fitted with very secure Rockdoor composite doors, adding both style and peace of mind. An alarm system and strategically placed security lights provide an additional layer of security.

- Prestigious location – Situated on the highly sought-after Duke of Norfolk Estate, offering an exclusive residential setting.
- Spacious accommodation – Over 1,650 sq. ft. of versatile living space across two floors, ideal for families.
- Modern kitchen/diner – Stylishly fitted with sleek gloss units, integrated appliances, and adjoining utility room.
- Flexible layout – Additional ground floor reception room that can serve as a dining room, study, or fourth bedroom.
- Beautiful outdoor space – Landscaped rear garden with patio, raised beds, and a charming pergola seating area.
- Practical features – Conservatory, downstairs bathroom, integrated garage, and double driveway.

