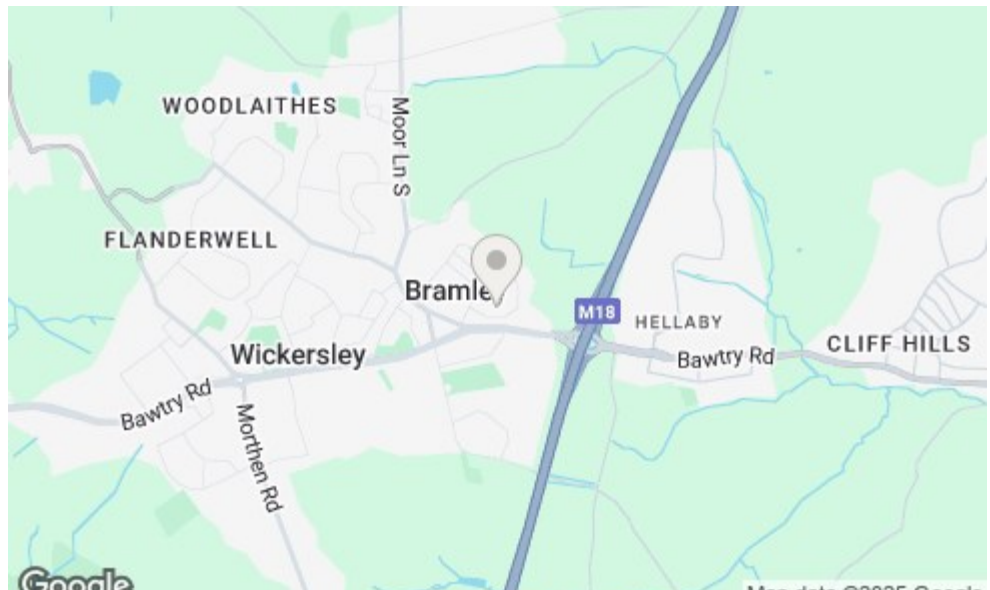


Ground Floor
83 sq m/893.40 sq ft
Approx.

Outbuilding
14 sq m/150.69 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
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ESTD 1840

2, Badsworth Place, Rotherham, S66 2XR

Offers In The Region Of £275,000

2 Badsworth Place, Bramley,
Rotherham, South Yorkshire, S66 2XR

Description
Available with no onward chain and situated in a peaceful and highly sought-after cul-de-sac location in Bramley, this well-presented three-bedroom detached bungalow offers an excellent opportunity for those seeking single-level living with the benefit of generous outdoor space, off-road parking, and a detached garage. Lovingly maintained, this property also offers exciting scope for modernisation or reconfiguration to suit a variety of lifestyles.

Set on a sizeable plot with neat lawned gardens to the front and rear, this home enjoys a pleasant outlook and a real sense of privacy. The well-established rear garden is beautifully tended, boasting a blend of paved seating areas, mature shrubs, colourful borders, and a timber shed for additional storage. It's a fantastic space to relax or entertain during the warmer months.

On approach, the property makes a charming first impression with its attractive brick façade, tidy front lawn, and spacious driveway leading to a detached single garage. The wide frontage and side access add practicality and curb appeal in equal measure.

Inside, the bungalow offers approximately 83 sq m (893 sq ft) of well-laid-out accommodation. The entrance porch opens into a welcoming hallway with access to all principal rooms. At the heart of the home is the bright and spacious lounge/diner, which enjoys a feature fireplace and a large front-facing window that fills the room with natural light.

To the rear, the breakfast kitchen is generously sized and well-equipped, offering an excellent range of wall and base units, built-in appliances, and ample space for casual dining. A door leads directly into the conservatory—a wonderful sun-trap space that opens onto the rear garden and can serve as a cosy reading nook, garden room, or additional dining area.

One of the standout features of this bungalow is its versatility. The third bedroom, currently accessed off the hallway and adjacent to the kitchen, presents a fantastic opportunity for reconfiguration, incorporating this room into the kitchen would allow the creation of a large open-plan kitchen diner, perfect for modern living or entertaining.

The sleeping quarters include a well-proportioned primary bedroom with built-in wardrobes, a second double bedroom with front views, and the aforementioned third bedroom, which is equally suitable as a guest room, home office, or as part of a future kitchen expansion. The bathroom features a modern white suite with a walk-in shower, tiled walls, and contemporary finishes.

Externally, the property includes a detached single garage (measuring approximately 17'8" x 8'8") ideal for parking, storage, or workshop use. The surrounding gardens are well-maintained and offer privacy and a pleasant outdoor environment.

Badsworth Place is located in a well-regarded residential area within easy reach of local amenities. A wide range of shops, cafes, medical facilities, and supermarkets are all close by, as are schools and public transport links. The M18 and M1 motorways are just a short drive away, making this an ideal location for commuters travelling to Sheffield, Doncaster, Rotherham, or further afield.

This is a rare opportunity to acquire a spacious, detached bungalow on a generous plot with scope to enhance and personalise to your own taste. Whether you're downsizing, retiring, or simply looking for a well-located home with potential, this charming property is sure to appeal.

- **Prime Location:** Situated in a quiet, sought-after cul-de-sac in Bramley with easy access to local amenities and transport routes (M1/M18).
- **Flexible Layout:** Offers scope to reconfigure the third bedroom and kitchen into a spacious open-plan living area.
- **Move-In Ready:** Lovingly maintained and available with no onward chain, ideal for a quick and stress-free purchase.
- **Outdoor Appeal:** Generous front and rear gardens with mature landscaping, paved seating areas, and a timber shed.
- **Single-Level Living:** Perfect for downsizers or retirees looking for comfort, privacy, and potential to personalise.
- **Practical Features:** Includes off-road parking, detached single garage (17'8" x 8'8"), and side access.

