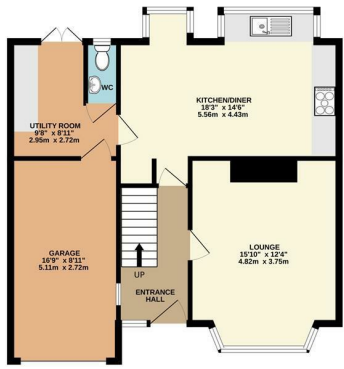
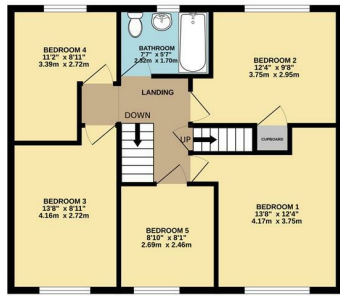


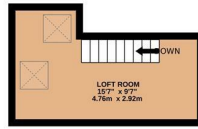
GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.

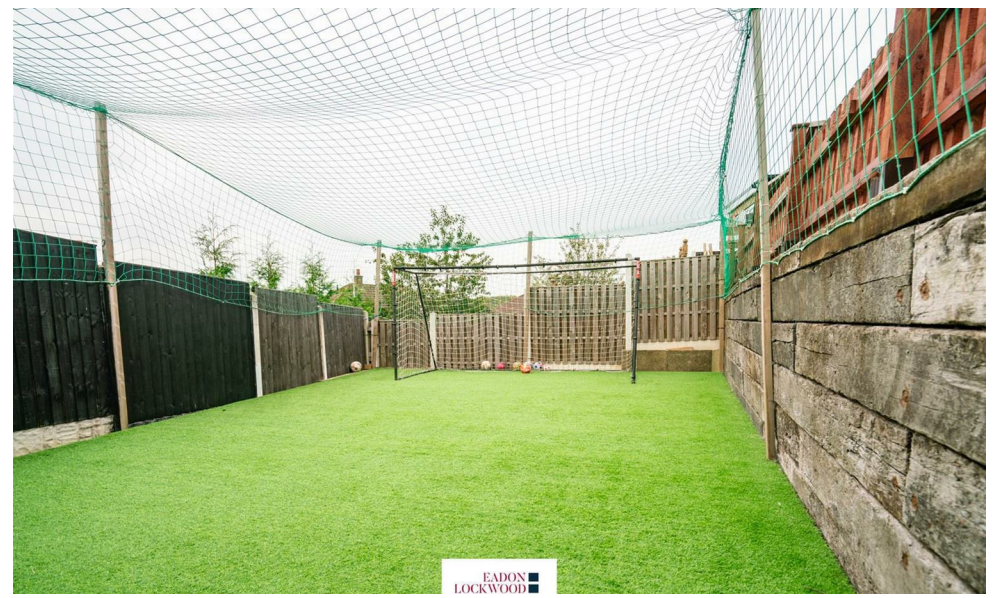


2ND FLOOR
128 sq.ft. (11.7 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EADON

9, Pearsons Close, Rotherham, S65 3BU

Guide Price £330,000

9 Pearsons Close, Rotherham, S65 3BU

GUIDE PRICE £330,000 - £350,000

Discover this stunning FIVE BEDROOM SEMI-DETACHED family home, perfectly situated in a popular and highly sought-after location. This exceptional property is ideal for families, offering proximity to good schools, local amenities, and convenient public transport links.

As you step inside, you are greeted by a spacious and welcoming hallway that sets the tone for this delightful home. The moment you walk in, you'll feel a sense of warmth and comfort. To the right you'll find a spacious and modern lounge. This inviting room features a beautiful focal electric fire and a large front window that floods the space with natural light, creating a bright and relaxing atmosphere—perfect for family gatherings or unwinding after a long day.

Prepare to be wowed by the stunning kitchen diner that serves as the true heart of this home. Designed with style and practicality in mind, it boasts an abundance of sleek units, a range cooker with an induction hob, and ample countertop space—perfect for culinary enthusiasts. The adjoining utility room offers additional convenience, providing space for a fridge freezer, washing machine, dryer, and dishwasher. From here, French doors open up to the fabulous rear garden, enhancing the indoor-outdoor living experience. A convenient downstairs WC is also located off the utility room.

The integral garage is currently being used as a gym, offering flexibility for those who desire a home workout space or the potential to convert it into additional living accommodation or storage, depending on your needs.

Head upstairs to discover five generously sized bedrooms, each tastefully decorated to create serene and comfortable personal spaces. These rooms provide the perfect retreat for every family member. A lovely family bathroom completes this floor, equipped with modern fixtures to ensure a relaxing bathing experience.

A set of stairs leads from the first floor to a fantastic converted loft space. This versatile area is perfect for use as a home office, study, or creative studio—offering privacy and a quiet environment away from the main living areas. Additionally, this space includes a large storage area, providing plenty of room to keep your home organized and clutter-free.

Outside, this property continues to impress with well-maintained and versatile outdoor spaces. The front of the property features a large driveway, providing parking for up to three cars—ideal for family living. To the rear, you'll find a beautifully landscaped two-tier garden. The upper tier boasts a lawned garden, a raised decking area perfect for alfresco dining and a practical shed for additional storage. The lower tier is thoughtfully designed with low-maintenance artificial grass, creating a safe and fun area for the kids to play.

This fantastic family home is a rare find in such a prime location. With its spacious interiors, modern amenities, and attractive outdoor areas, it offers everything you could desire for comfortable and stylish family living.

Schedule a viewing today and start making memories in your new dream home!

- FABULOUS FIVE BEDROOM SEMI-DETACHED FAMILY HOME
- STUNNING KITCHEN DINER WITH RANGE COOKER
- UTILITY ROOM AND DOWNSTAIRS WC
- VERSATILE CONVERTED LOFT SPACE
- FABULOUS TWO TIERED REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND GOOD SCHOOLS
- FREEHOLD / TAX BAND C
- EARLY VIEWING HIGHLY RECOMMENDED!

