



## 175 Dearne Road, Bolton-Upon-Dearne, S63 8JT

Nestled within an exclusive development of just four homes, this charming riverside detached property offers spacious, family-friendly living in a picturesque setting. With four generous reception rooms, four bedrooms, and a sun-filled south-facing wraparound garden, this home is ideal for large or growing families.

Occupying 0.4 acres, the property includes private stables and a paddock, providing a unique lifestyle with serene riverside views. The former garages have been thoughtfully converted into an additional utility and reception room, while the expansive driveway accommodates parking for up to three cars. The ground floor is complete with three additional reception rooms, a kitchen, and a convenient downstairs w/c.

Upstairs, the master suite offers an ensuite bathroom, accompanied by a second double bedroom, a family bathroom, and two spacious single bedrooms.

This home close to essential amenities, schools, and Bolton-upon-Dearne train station, with excellent transport links to Sheffield, Doncaster, Rotherham, and Barnsley, making it a practical yet peaceful choice for family living.

Viewings are highly recommended

- Stunning Views & 0.4 Acres of Land
- 4 Bed Detached Property
- Stables With Paddock
- Riverside Location
- Close To Schools & Local Amenities
- Potential For Downstairs Annex
- Close to Manvers Lake

**£375,000**



Floor 0

Approximate total area<sup>1)</sup>  
880.81 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	