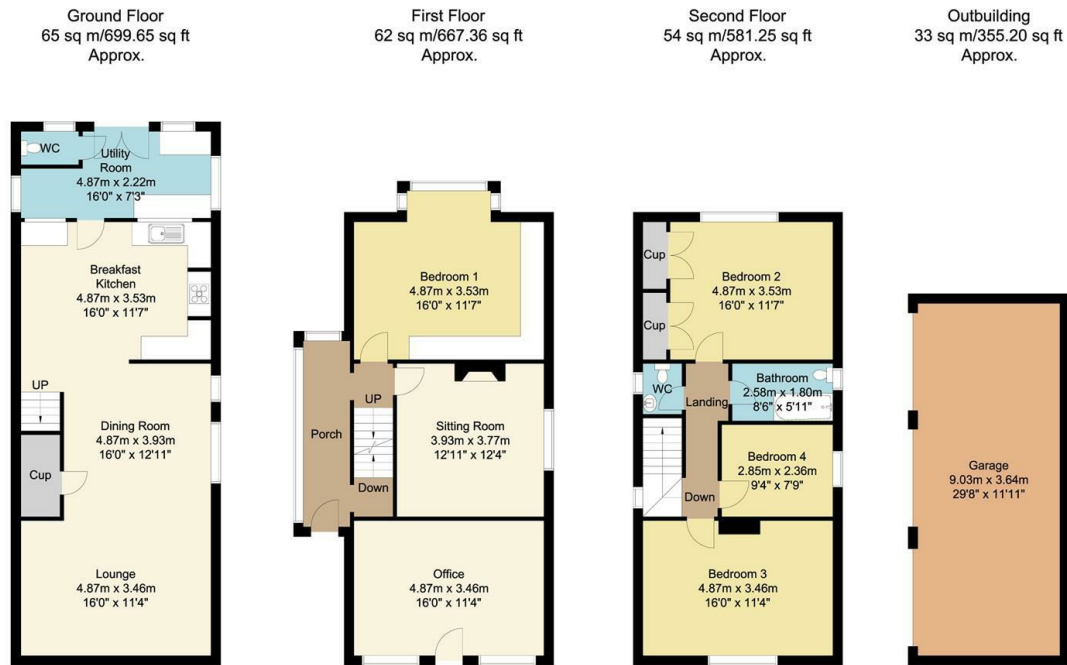
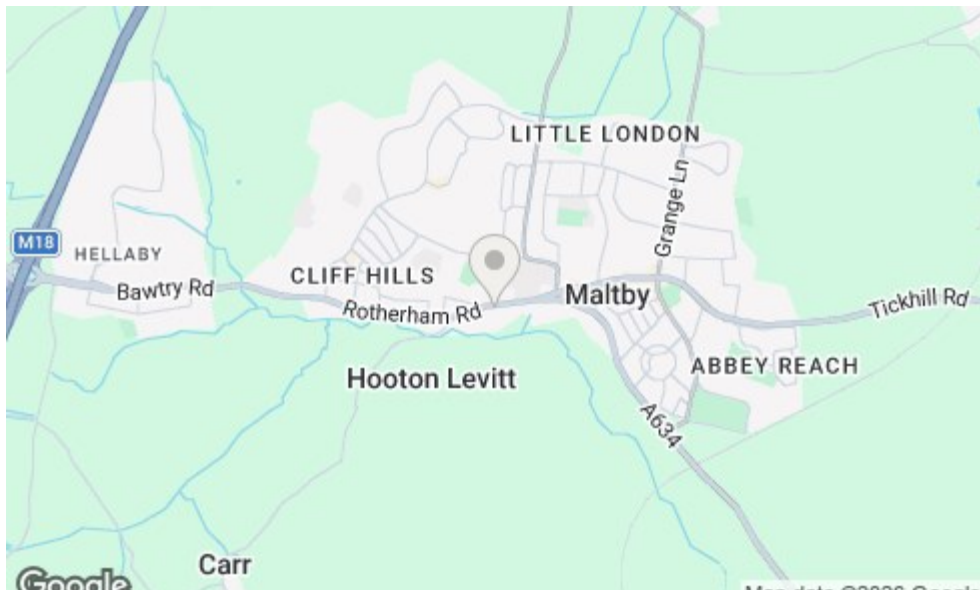




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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
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238, Rotherham Road, Rotherham, S66 8ND

Offers In The Region Of £295,000

238 Rotherham Road, Maltby,
Rotherham, S66 8ND

Description
A rare opportunity to acquire a substantial four double bedroom detached residence on one of Maltby's most sought after roads, offering spacious family accommodation and a unique business opportunity under one roof.

Positioned in a prime location on the ever popular Rotherham Road, this impressive detached home combines versatile modern living with the added benefit of a front facing office/shop space. Whether you're a growing family, an entrepreneur, or someone seeking a generous work from home environment, this property offers a lifestyle opportunity that is truly hard to find.

The heart of the home is the impressive open plan kitchen, dining and lounge space, creating a bright and sociable environment ideal for entertaining and everyday family life. The well appointed kitchen flows effortlessly into the dining and living areas, offering a contemporary layout that perfectly suits modern lifestyles. A separate snug provides a cosy retreat, playroom, second lounge or media room, while the utility room and convenient WC add practicality to this thoughtfully designed home.

The property offers four excellent double bedrooms arranged across the upper floors. The principal bedroom enjoys a degree of privacy and completed with fitted wardrobes offering ample practical storage. Three further double bedrooms provide flexible accommodation for children, guests, or further home office space. The bedrooms are well served by a family bathroom and an additional separate WC, ensuring convenience for busy households.

The property also benefits from an outside courtyard seamlessly flowing from the entraining space creating a sense of indoor outdoor living. The property further impresses with an opportunity to purchase further land and storage for those families seeking a larger outdoor retreat.

One of the standout features of this remarkable property is the dedicated office/shop space positioned at the front of the property. With a prominent frontage on Rotherham Road and significant passing foot traffic, this space offers exceptional potential for a wide range of uses, including: Beauty or wellness business, Professional office, Studio or consultancy, Creative workspace or a Home run business base. For start-up businesses, established business owners, or professionals requiring a substantial workspace separate from the main living accommodation, this represents an invaluable and highly versatile asset. The property also benefits from qualifying for 0 business rates, making it an especially attractive proposition for eligible occupiers.

Rotherham Road remains one of Maltby's most desirable residential locations situated on the Maltby and Hellaby West Ward, offering excellent access to local amenities, shops, schools, transport links and nearby business opportunities. The combination of a prestigious residential setting and outstanding commercial exposure makes this property particularly special.

This exceptional detached residence successfully blends generous family accommodation with genuine business potential, creating a property that can adapt to a variety of lifestyles and ambitions.

Viewings are crucial to fully appreciate to scope this property has!

- A substantial four double-bedroom detached Property in the residential area of Maltby
- Impressive open-plan kitchen, dining and living area ideal for modern family living and entertaining.
- Separate sitting room with fitted log burner ideal for those cosy evenings
- Four generous double bedrooms, including a master bedroom with fitted wardrobes.
- Private courtyard flowing directly from the main living space, creating excellent indoor outdoor living.
- Front facing office/shop space with prominent roadside frontage and excellent business visibility.
- Ideal for a beauty business, professional office, consultancy, studio or other home-run business venture
- Potential to qualify for small business rates relief and the option to acquire additional land and storage.
- Freehold/Tax Band A
- Viewing are a must to appreciate this rare opportunity.

