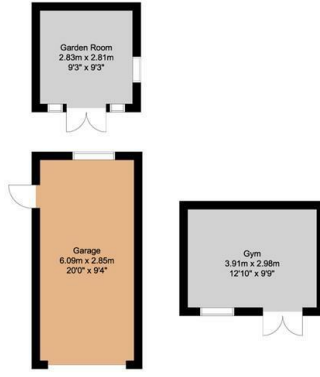
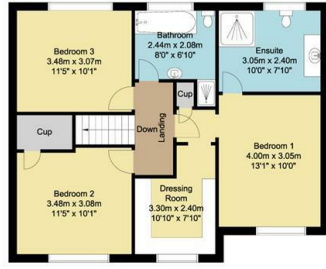


Ground Floor  
81 sq m/871.87 sq ft  
Approx.

First Floor  
65 sq m/699.65 sq ft  
Approx.

Outbuilding  
37 sq m/398.26 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 @2026



**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



9, Shoreham Road, Rotherham, S60 3EF

Guide Price £490,000

# 9 Shoreham Road, Rotherham, S60 3EF

Guide Price £490,000 - £510,000

LIMITED 4 WEEK OFFER - VENDOR WILLING TO CONTRIBUTE UPTO 15K TOWARDS STAMP DUTY FOR ANY POTENTIAL BUYERS

Beautifully presented throughout, this exceptional three/four bedroom detached property offers generous and versatile living space, finished to an impressive standard and perfectly suited to modern family life. Enjoying a peaceful setting while remaining ideally placed for Rotherham Hospital, excellent local amenities and superb motorway links, the property effortlessly combines tranquility with everyday practicality.

The accommodation begins with a welcoming entrance hall leading to a range of thoughtfully designed ground floor rooms. The heart of the home is the impressive extended lounge, a wonderful space for relaxing and entertaining, featuring a charming inglenook-style fireplace that creates a real focal point and adds character and warmth.

The stylish modern breakfast kitchen is beautifully appointed with integrated appliances and ample storage, perfectly complemented by a separate utility room with matching units, a sink and space for both a washing machine and dryer. A separate dining room enjoys French doors opening out to the garden, ideal for both family meals and entertaining. Completing the ground floor is a study with a built-in desk, perfect for home working, and a convenient downstairs WC.

To the first floor, the property offers three well-proportioned double bedrooms, all presented to a high standard. The fourth bedroom is currently utilised as a fabulous dressing room for the master bedroom, complete with open wardrobes, drawers and a dressing table. This room could very easily be converted back into a bedroom if required, offering excellent flexibility. The master bedroom further benefits from a simply stunning en-suite shower room, while the remaining accommodation is served by a stylish family bathroom featuring both a bath and a separate shower cubicle.

Externally, the property continues to impress. There is a single detached garage with a block paved driveway providing off-road parking. The secure wrap-around garden is beautifully maintained and fully enclosed with low-maintenance composite fencing surrounding the property, providing both privacy and durability. A delightful composite decking area offers the perfect space for outdoor dining and relaxation. Further enhancing the outdoor space is a charming garden sun room and a separate gym, creating versatile additional accommodation suitable for a variety of uses.

This truly fabulous family home must be viewed internally to fully appreciate the quality, finish and impressive space on offer. Early viewing is highly recommended, please call today to arrange your appointment.

- Stunning three/four bedroom detached family home, beautifully presented throughout
- Peaceful yet highly convenient location, ideal for Rotherham Hospital, local amenities and motorway links
- Extended lounge featuring a charming inglenook-style fireplace
- Stylish modern breakfast kitchen with integrated appliances and separate utility room
- Versatile fourth bedroom currently used as a dressing room, easily convertible back to a bedroom
- Three generous double bedrooms, including a master with a simply stunning en-suite
- Secure wrap-around garden with composite decking area, garden sun room and separate gym
- Single detached garage with block paved driveway providing off-road parking
- Freehold / Tax Band E
- Early viewing is highly recommended!

