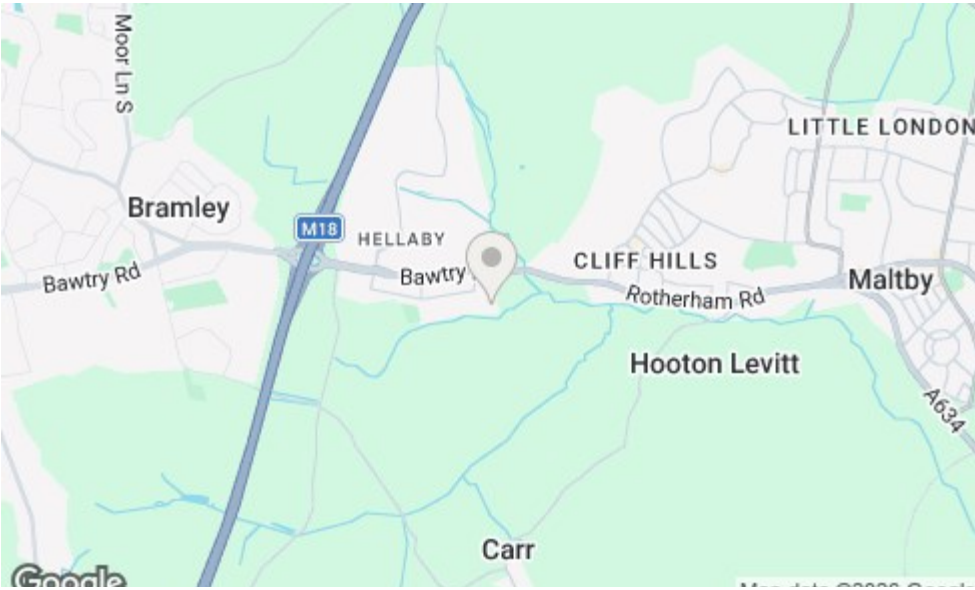


TOTAL FLOOR AREA: 2687 sq.ft. (249.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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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

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25A, Kevin Grove, Rotherham, S66 8HF

Offers In The Region Of £585,000

25A Kevin Grove, Hellaby, Rotherham,
South Yorkshire, S66 8HF

Description
Accessed via a private driveway in the highly regarded village of Hellaby, this impressive four-bedroom detached family home offers over 2,600 sq ft of beautifully presented accommodation and occupies a generous plot approaching a quarter of an acre. Enjoying a peaceful and private setting, this is a rare opportunity that must be viewed to be fully appreciated.

The property is entered via a spacious and welcoming entrance hall with a convenient downstairs WC. The generous lounge features a focal fireplace and French doors opening into the conservatory, creating a seamless flow of light and space. The stylish modern kitchen, complete with natural granite worktops is fitted with a range cooker and a comprehensive range of integrated appliances, microwave, dishwasher and wine fridge, making it ideal for both everyday living and entertaining. A useful utility room complements the kitchen, providing additional storage along with space for a washer and dryer.

A separate dining room also opens into the conservatory, enhancing its versatility as an excellent entertaining space. The conservatory is a particular highlight, featuring two sets of French doors opening onto the rear garden and providing a pleasant outlook. Additional ground floor accommodation includes a home study, ideal for remote working, and through the hallway is internal access to the integral double garage, which benefits from an electric up-and-over door and additional loft storage.

To the first floor, an impressive galleried landing provides a further sense of space and natural light and gives access to four well-proportioned bedrooms. The principal bedroom forms a generous suite, benefitting from a separate dressing room and a modern en-suite shower room with electric underfloor heating and sensor lights. The third bedroom also includes fitted wardrobes. The family bathroom is finished to a high standard and incorporates both a bath and a separate shower.

Externally, a substantial block-paved driveway provides off-road parking for up to six vehicles and leads to the double garage. The rear garden is a true highlight, featuring a patio area, decking, a pond, a well-maintained lawn and an abundance of mature trees and shrubs. Backing directly onto open countryside, the garden enjoys attractive rural views, with a gently flowing brook forming a natural boundary and enhancing the peaceful setting.

This exceptional home occupies a highly desirable and private location, and an internal inspection is strongly recommended. Please call today to arrange your viewing.

- Stunning four bedroom detached family home set on a private driveway in the sought-after village of Hellaby
- Offering over 2,600 sq. ft. of beautifully presented accommodation and occupying almost a quarter of an acre
- Spacious lounge with feature fireplace and French doors leading into a spectacular conservatory
- Impressive modern kitchen with range cooker, integrated appliances and separate utility room
- Four generous bedrooms with fitted wardrobes, including a principal bedroom with stylish en-suite
- Beautifully appointed family bathroom with bath and separate shower finished to a high standard
- Block-paved driveway providing ample off-road parking and access to the integral double garage
- Exceptional rear garden with patio, decking, pond, mature planting, countryside views and a charming brook running along the bottom
- Freehold / Council Tax Band E
- Early viewing is highly recommended

