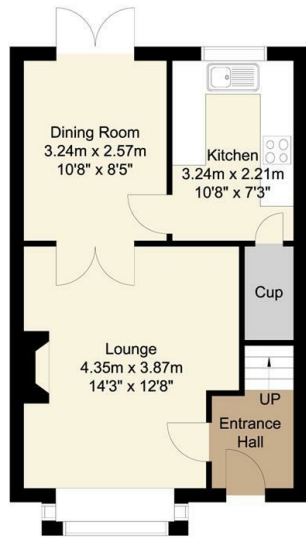
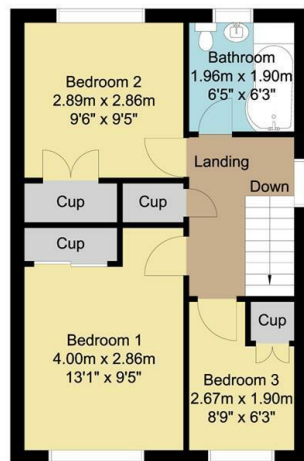


Ground Floor
39 sq m/419.79 sq ft
Approx.



First Floor
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 @2025



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**EADON
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ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

35, Coquet Avenue, Rotherham, S66 1TU

Offers In The Region Of £240,000

35 Coquet Avenue, Bramley,
Rotherham, S66 1TU

A beautifully presented three-bedroom detached home offering modern living, a generous garden, and excellent potential for further extension, situated in a sought-after area of Bramley, Rotherham.

Positioned on a quiet residential cul-de-sac, this attractive home offers an adaptable layout ideal for family living. The ground floor features a bright and spacious lounge with a stylish feature fireplace and a large bay window flooding the room with natural light. Double doors lead through to a versatile dining area, opening seamlessly to the rear garden — perfect for entertaining or relaxed family meals. The contemporary kitchen is well equipped with sleek cabinetry, wood-effect worktops, and modern integrated appliances, providing both functionality and style.

Upstairs, the property offers three well-proportioned bedrooms, all tastefully decorated, along with a modern family bathroom finished with quality tiling and contemporary fittings. The layout provides flexibility, with scope to adapt one bedroom as a home office or nursery.

Externally, the property truly excels. To the front, a block-paved driveway provides off-road parking for multiple vehicles, while the larger-than-expected rear garden offers a superb outdoor retreat. The combination of a spacious lawn and decked patio area creates the ideal setting for summer gatherings, barbecues, or simply relaxing in the sunshine.

There is also excellent potential to extend the property (subject to planning permission), allowing buyers to tailor the space to their lifestyle needs.

Located in the heart of Bramley, the property enjoys close proximity to reputable schools, local shops, parks, and convenient transport links to Rotherham, Sheffield, and the M18/M1 motorway network — making it an ideal choice for families and commuters alike.

This impressive home combines comfort, practicality, and future potential — early viewing is highly recommended.

- Attractive three-bedroom detached home in a popular Bramley location, close to excellent schools, shops, and commuter links.
- Spacious and adaptable ground-floor layout with a bright lounge, separate dining area, and modern fitted kitchen.
- Beautifully presented interiors throughout, featuring contemporary décor, quality flooring, and a stylish family bathroom
- Generous rear garden — larger than expected — with a well-maintained lawn and decked patio, ideal for entertaining and outdoor living.
- Ample off-road parking on a block-paved driveway, accommodating multiple vehicles.
- Exciting potential to extend or develop (subject to planning permission), making this a fantastic long-term family home.

