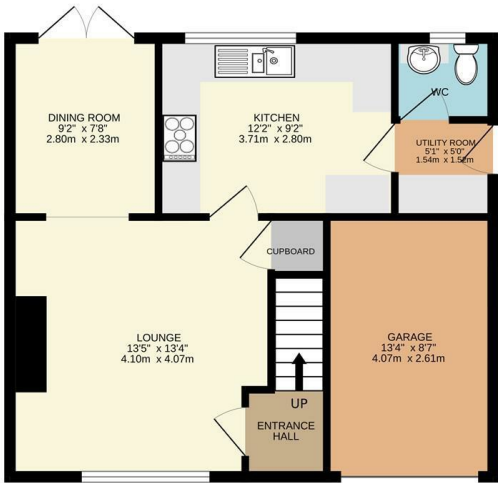
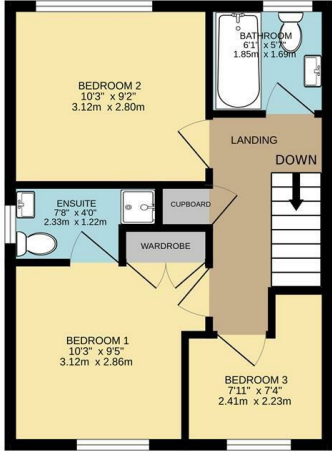


GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 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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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



5, Balmer Rise, Rotherham, S66 1WG

Offers In The Region Of £295,000

5 Balmer Rise, Bramley, Rotherham,
S66 1WG

The Property
Situating on the ever popular Broadlands estate, this impressive three-bedroom detached home offers stylish, modern living in one of Bramley's most sought after family locations. Positioned within the highly regarded Wickersley School catchment area and conveniently close to local shops, restaurants, and excellent motorway links, this is a home perfectly suited to growing families.

The property enjoys an attractive frontage with a private driveway and garage, providing ample off road parking and excellent practicality. Inside, the accommodation has been thoughtfully updated to create a home that is both contemporary and welcoming. A bright and spacious lounge forms the heart of the home, beautifully enhanced by a stylish media wall, creating the perfect space for relaxing evenings and family gatherings. To the rear, a through dining room offers a wonderful space for entertaining, with French doors opening directly onto the secure rear garden, seamlessly connecting indoor and outdoor living. The kitchen is fitted with a range of contemporary units and quality finishes, offering both style and functionality. A separate utility room provides additional storage and laundry space, while a convenient ground floor WC completes the downstairs accommodation.

The first floor boast three well proportioned bedrooms, ideal for families, guests, or home working. The accommodation is complemented by a modern family bathroom, finished to a high standard with contemporary fixtures and fittings.

The enclosed rear garden provides a secure and private outdoor space, perfect for children, pets, and summer entertaining. The combination of garden, garage, and driveway ensures this home offers the space and practicality that modern family life demands.

This exceptional home combines modern presentation, generous family accommodation, and a prime Bramley location, making it an outstanding opportunity for buyers seeking a move-in-ready family home. Viewing is highly recommended to fully appreciate everything this superb property has to offer.

- Well presented three bedroom detached family home
- Located on the ever popular Broadlands estate in Bramley
- Front facing lounge with stylish media wall
- Dining room with French doors leading to the rear garden
- Modern kitchen and practical Utility Room
- Convenient downstairs WC
- Three well proportioned bedrooms ideal for families, guests or home office
- Modern contemporary family bathroom
- Secure rear garden and garage for practical storage.
- Freehold/ Tax Band D

