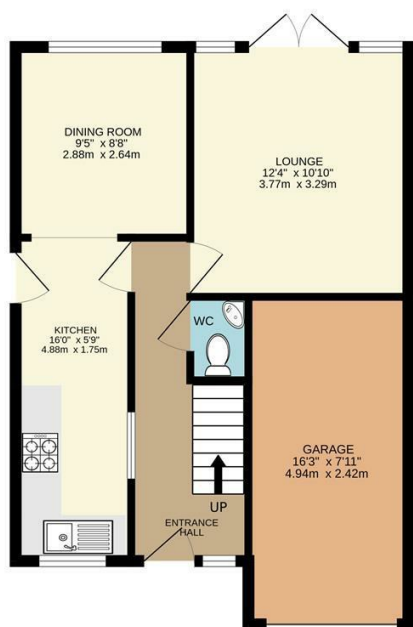
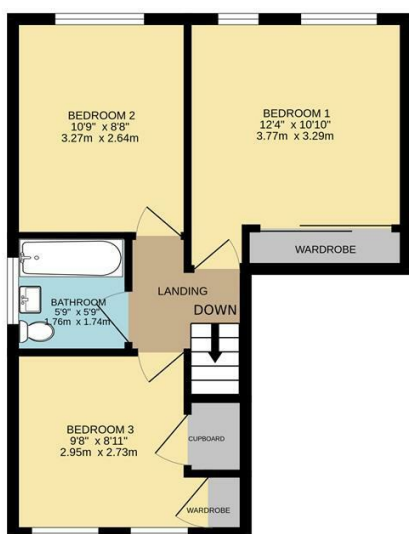


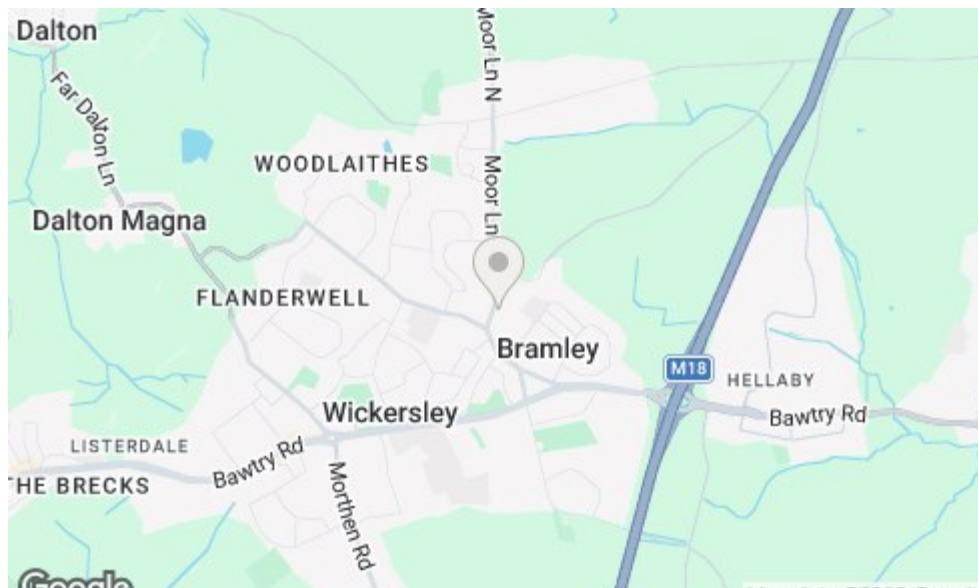
GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 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



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

34, Gaunt Drive, Rotherham, S66 3YJ

Guide Price £280,000

34 Gaunt Drive, Bramley, Rotherham,
S66 3YJ

Guide Price £280,000 - £290,000

Situated within the highly sought after Gaunt Estate in Bramley, this attractive three bedroom detached family home offers spacious and well presented accommodation, ideal for modern family living.

The property welcomes you with a bright and inviting interior, featuring a modern galley style kitchen with quartz counters and ceiling height units, that seamlessly leads into the dining room, creating a practical and sociable space for everyday meals and entertaining guests.

To the rear of the property, the lounge enjoys pleasant garden views and benefits from French doors providing direct access to the rear garden. An electric fireplace creates a warm and cosy focal point, making this an ideal room for relaxation throughout the year.

Upstairs, there are three well proportioned double bedrooms, offering comfortable accommodation for families, professionals, or those requiring additional space for a home office. The principal bedroom is enhanced by fitted wardrobes, providing excellent storage solutions with additional loft storage offering further practical space.

The family bathroom is well appointed and serves all three bedrooms.

Externally, the property enjoys an enclosed rear garden, perfect for outdoor dining, entertaining, and family enjoyment. A garage provides additional storage and secure parking alongside a driveway.

Located in a popular residential area, the property benefits from excellent local amenities, reputable schools, and convenient transport links, making it an excellent choice for a wide range of buyers.

This is the perfect opportunity to secure your next family home, early viewings are essential to avoid disappointment!

- Three bedroom detached home in a popular Bramley location
- Modern kitchen diner perfect for day to day family living
- Separate formal lounge with garden access perfect for indoor outdoor living
- Convenient downstairs WC
- Three well proportioned double bedrooms with master complete with fitted wardrobes
- Modern family bathroom completes upstairs accommodation
- Off road parking and garage
- Enclosed rear garden perfect for families and pets
- Loft storage offering further practical storage solutions
- Freehold/Tax Band C - Early viewings are a must, will be popular!

