



Ground Floor
126 sq m/1356.25 sq ft
Approx.



First Floor
60 sq m/645.83 sq ft
Approx.

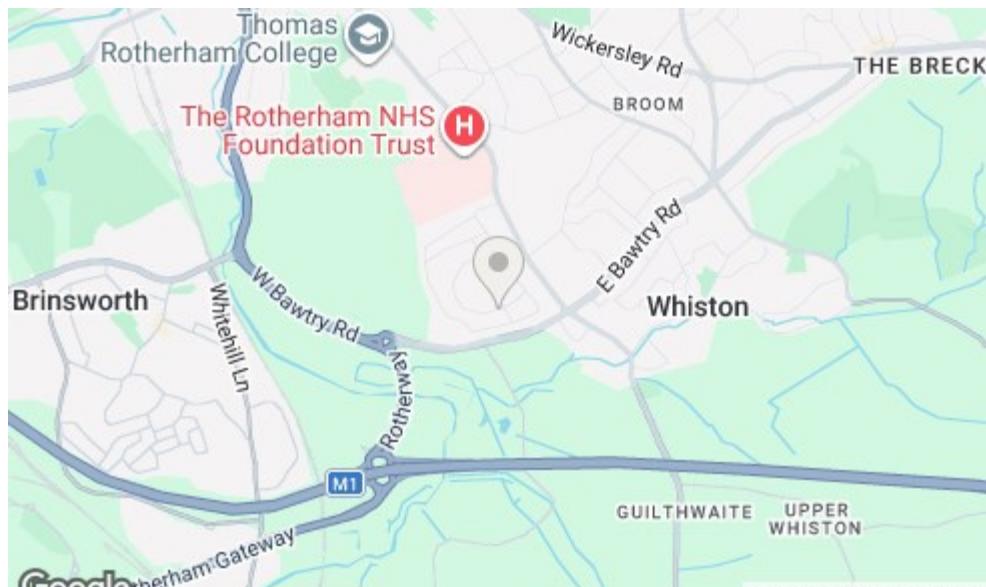
Second Floor
37 sq m/398.26 sq ft
Approx.



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.

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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

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

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4, Shoreham Drive, Rotherham, S60 3DS

Offers In The Region Of £675,000

4 Shoreham Drive, Rotherham, S60 3DS

Description

Situated on the tree-lined streets of the prestigious Duke of Norfolk Estate in Rotherham, this exceptional five-bedroom detached residence represents a rare opportunity to acquire a home that has been comprehensively renovated to the highest standard, with no detail overlooked and no expense spared. Combining elegant architecture with sleek contemporary interiors, the property is perfectly tailored to modern family life while offering luxurious spaces for both relaxation and entertaining.

From the moment you arrive, it's clear this home is something special. The smart, rendered frontage with contrasting brick and anthracite cladding sets an impressive tone, while the wide driveway and integrated garage offer ample off-road parking. The exterior finish hints at the high quality that continues throughout the property, and the carefully landscaped frontage complements the stylish design.

Step inside and you're welcomed by a bright, spacious entrance hall that immediately establishes the sense of scale and finish found throughout. From here, you enter a bay-fronted formal lounge—a warm, inviting room perfect for winding down in the evening or hosting guests in a more intimate setting. Thoughtfully decorated in soft, neutral tones, the room makes the most of the natural light streaming through the large front-facing windows.

At the heart of the home lies the stunning open-plan living kitchen, a vast, light-filled space that effortlessly brings together cooking, dining, and socialising. This room is the definition of modern family living. Two large roof lanterns draw in natural light from above, while full-width bi-folding doors open directly onto the beautifully landscaped rear garden, creating a seamless indoor-outdoor flow. The kitchen itself is of outstanding quality, with bespoke shaker-style cabinetry, a substantial central island with seating, premium quartz worktops, quartz backsplash, and space for a range-style cooker and American fridge-freezer. The cabinetry has been hand-finished and thoughtfully arranged to ensure maximum function as well as visual impact.

Adjacent to the kitchen, the living area features a sleek log-burning stove set beneath a timber mantel—adding a cosy, homely touch to this otherwise grand space. This area is perfect for casual family time or relaxed evenings. The dining space, comfortably accommodating an eight-seater table, is ideal for hosting and entertaining, especially with the adjoining flow to the outdoor patio. Every inch of this space has been designed for both comfort and elegance.

Completing the ground floor is a stylish WC, a large utility room with external access, and a dedicated home office or study—an essential feature for professionals working from home or families with children needing a quiet place to focus.

On the first floor, you'll find four well-proportioned bedrooms, each thoughtfully decorated in calming tones and enjoying generous levels of natural light. The second bedroom, situated at the front, mirrors the downstairs lounge with a bay window and offers a wonderful sense of space—ideal for guests or growing teenagers. This bedroom also benefits from a private en-suite shower room. The third bedroom is also a standout feature, while bedrooms four and five are perfectly suited as children's bedrooms, guest rooms or even additional study or hobby spaces depending on your lifestyle needs. A luxurious family bathroom completes the floor, with bold patterned tiles, a contemporary suite, and high-quality fittings creating a stylish, hotel-inspired atmosphere.

The top floor is reserved exclusively for the principal suite, a sanctuary of space, privacy, and luxury. The vaulted ceiling adds a dramatic architectural flourish, while the plush carpets and soft lighting offer a calm, indulgent environment. A freestanding bath sits beneath a large skylight, inviting long, relaxing soaks under the stars. A bespoke dressing room and modern en-suite shower room complete this space, offering the ultimate retreat for homeowners.

Outside, the rear garden has been professionally landscaped to create an oasis that's both practical and beautiful. A large porcelain-tiled patio provides plenty of room for outdoor dining, lounging, or entertaining. There's even a built-in BBQ area with a built-in pizza oven—ideal for hosting family and friends in the warmer months. Beyond the patio, the garden opens onto a lush, raised lawn bordered by mature trees and shrubs, offering a safe and serene space for children to play or adults to unwind.

The location further enhances the appeal of this outstanding home. The Duke of Norfolk Estate is widely recognised as one of Rotherham's most desirable areas—quiet, leafy, and filled with well-maintained homes. Excellent schools, parks, and green spaces are nearby, making this a perfect place to raise a family. For professionals, the proximity to Rotherham General Hospital is incredibly convenient, and the home is well-positioned for swift access to the M1 and M18 motorways, ensuring simple commutes to Sheffield, Doncaster, Leeds, or further afield.

This is a home that blends design, craftsmanship, and practicality in perfect harmony. Finished with care, styled with elegance, and ready for immediate occupation, it's a rare opportunity to purchase a turnkey property of this calibre in one of Rotherham's most prestigious and well-connected settings. **AVAILABLE WITH NO ONWARD CHAIN.**

- Expertly renovated to an exceptional standard with bespoke finishes, high-end materials, and meticulous attention to detail throughout
- Spectacular open-plan kitchen, dining, and living area featuring roof lanterns, full-width bi-fold doors, premium appliances, and a feature log burner
- Elegant principal suite spanning the entire top floor, complete with vaulted ceilings, freestanding bath, bespoke dressing room, and luxury en-suite
- Professionally landscaped rear garden with large porcelain-tiled patio, built-in BBQ area, and a private, elevated lawn—perfect for entertaining and family living
- Versatile and functional layout with five bedrooms, three bathrooms, a dedicated home office, utility room, and formal bay-fronted lounge

