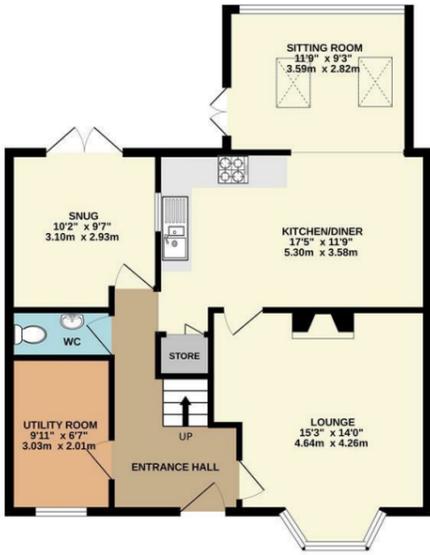
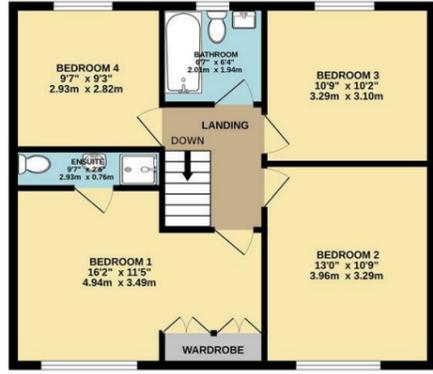


GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq.ft. (126.8 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.
Made with Metropix 5/2025



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**EADON
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& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

16, Brecks Lane, Rotherham, S65 3JG

Guide Price £360,000

16 Brecks Lane, Brecks, Rotherham,
S65 3JG

Description
Guide Price £360,000 - £370,000

Welcome to a home that truly ticks all the boxes—stylish, spacious, and superbly located. This beautifully extended four-bedroom semi-detached property on Brecks Lane, offers an exceptional opportunity for families seeking comfort, space, and flexibility in a well-established residential area. Set back from the road behind a generous driveway, the home immediately impresses with its charming character frontage and kerb appeal. Upon entering, you're greeted by a warm and spacious entrance hall that sets the tone for the light-filled and well-planned layout beyond. To the front, the main lounge features a multi fuel burner and a large bay window that invites natural light to pour in, creating a bright and inviting space to relax with family or friends. The heart of the home lies to the rear, where a sleek and modern open-plan kitchen/diner blends functionality with style. Complete with integrated appliances, glossy units, and warm wooden worktops, it's an ideal space for everything from everyday meals to entertaining on a larger scale. This open-plan layout continues into a cosy snug and a second sitting room, providing flexible zones that can adapt to whatever life throws your way—be it working from home, entertaining guests, or enjoying quiet evenings. Additional practical touches on the ground floor include a dedicated utility room/home office, a downstairs WC, and under-stairs storage. Upstairs, the home continues to impress with four generously sized double bedrooms, each offering plenty of space for wardrobes and furnishings. The principal bedroom benefits from its own private en-suite, while a well-appointed family bathroom serves the remaining bedrooms, featuring a clean, modern finish with a full-sized bath. Outside, the rear garden is a private and low-maintenance haven, ideal for outdoor play, gardening, or dining al fresco on the patio. Brecks Lane is a highly regarded location, offering easy access to local schools, shops, parks, and commuter routes, making this a fantastic base for family life. Whether you're upsizing or simply looking for a home that can grow with you, this property offers all the space, quality, and lifestyle features you've been searching for—and more. Early viewing is highly recommended to appreciate the full scope of what this stunning home has to offer.

- Beautifully extended four-bedroom semi-detached property in sought-after Herringthorpe.
- Spacious open-plan kitchen/diner with integrated appliances and stylish finishes.
- Multiple reception areas including lounge, snug, and second sitting room.
- Practical features: utility room, downstairs WC, and ample storage.
- Four double bedrooms, en-suite to principal, and a modern family bathroom.
- Excellent location close to schools, parks, shops, and commuter routes.

