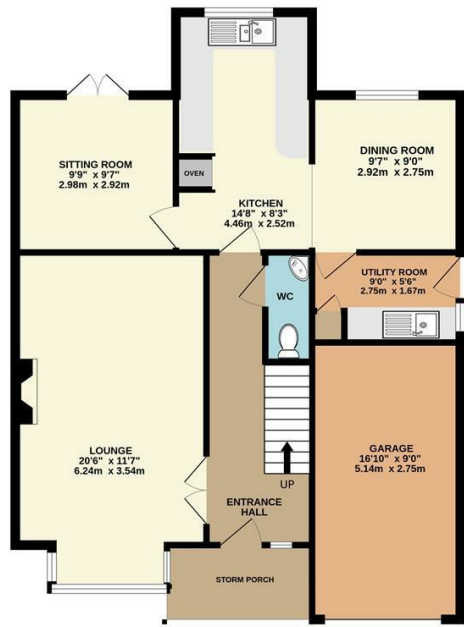
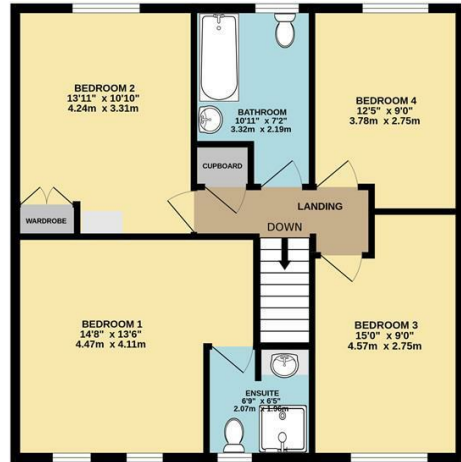


GROUND FLOOR  
879 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR  
740 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 1619 sq.ft. (150.4 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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& RIDDLE**  
ESTD 1840



**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

11, Waterside Drive, Rotherham, S66 3ZW

Guide Price £350,000

# 11 Waterside Drive, Sunnyside, Rotherham, S66 3ZW

Guide Price £350,000 - £375,000

Occupying a pleasant cul-de-sac position on the highly desirable Woodlathes Estate, this well-presented four-bedroom detached home offers spacious accommodation throughout, making it an ideal purchase for growing families.

The property opens into a welcoming entrance hall leading to a generously sized front-facing lounge, beautifully enhanced by a feature fireplace that creates a cosy focal point. The modern fitted kitchen benefits from integrated appliances and opens through to the dining room, providing a fantastic space for family meals and entertaining guests. A useful utility room sits just off the dining area, adding practicality to the layout.

Also to the ground floor is a separate sitting room with French doors opening onto the rear garden, allowing plenty of natural light and creating a wonderful additional reception space. A downstairs WC completes the ground floor accommodation.

To the first floor are four well-proportioned and beautifully presented bedrooms. The master bedroom benefits from a range of high-quality fitted wardrobes and bespoke matching bedroom furniture, creating a stylish and practical dressing space, together with a modern en-suite shower room. Two further bedrooms also enjoy quality fitted wardrobes, offering excellent built-in storage while maintaining a sleek and spacious feel. The remaining bedrooms are served by a stylish contemporary family bathroom.

Outside, the property boasts an attractive kerb appeal with a block paved driveway providing ample off-road parking and access to the integral garage, alongside a neatly maintained front lawn. To the rear is a private enclosed garden featuring a raised decked seating area and a generous lawn, all enjoying a lovely woodland backdrop.

Conveniently located close to local shops, amenities, transport links and the motorway network, the property also falls within the catchment area for the highly regarded Wickersley Academy, making it perfectly suited to family buyers.

Viewing is essential to truly appreciate the size, position and quality of accommodation this wonderful home has to offer. Contact us today to arrange your viewing.

- Four bedroom detached family home
- Quiet cul-de-sac position on the popular Woodlathes Estate
- Spacious front-facing lounge with feature fireplace
- Contemporary fitted kitchen with integrated appliances
- Separate sitting room with French doors to the garden
- Master bedroom with high quality fitted wardrobes and en-suite shower room
- Enclosed rear garden with raised decking and woodland backdrop
- Excellent location close to amenities, transport links and within the catchment for Wickersley Academy
- Freehold / Council Tax Band E
- Early viewing is highly recommended

