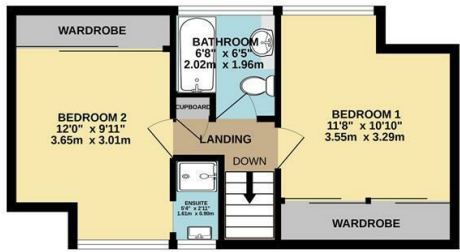
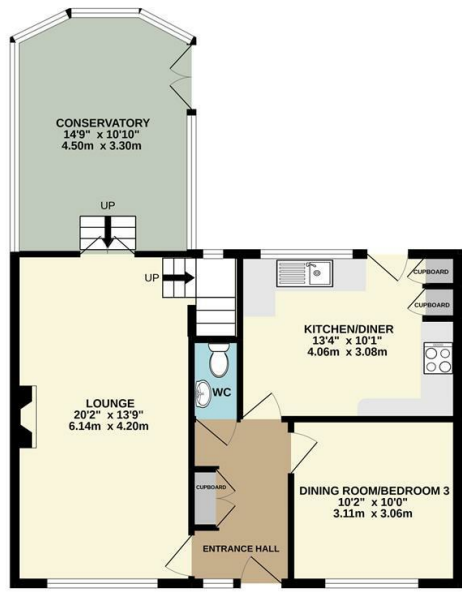


GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (98.9 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

EADON

52, St. Albans Way, Rotherham, S66 1AD

Guide Price £385,000

52 St. Albans Way, Wickersley,
Rotherham, S66 1AD

Guide Price £385,000 - £400,000
ELR are delighted to present to the market this beautifully maintained and versatile three-bedroom detached dormer bungalow, occupying an enviable corner plot within one of Wickersley's most sought-after residential locations. Offering spacious and flexible accommodation over two floors, this wonderful home is perfectly suited to a wide range of buyers, whether you're a growing family, looking to downsize without compromising on space, or seeking a property with exciting potential to extend, subject to the necessary planning consents.

One of the property's most appealing features is its adaptable layout. Whilst currently arranged with two generous double bedrooms on the first floor, the ground floor also offers a spacious reception room currently used as a formal dining room, which could effortlessly serve as a third double bedroom, home office, playroom or additional sitting room to suit your individual needs. The property has also been enhanced with a beautifully converted garden room, formerly the conservatory, creating a comfortable and usable living space throughout the year. Further benefits include a recently installed boiler, providing added peace of mind for the new owners.

The well-appointed fitted kitchen overlooks the rear garden and is fitted with an excellent range of units and quality integrated Bosch appliances, including a built-in oven, microwave and slimline dishwasher, together with an integrated washing machine, creating a practical yet stylish workspace.

The spacious lounge is undoubtedly the heart of the home, featuring an attractive recessed fireplace with a gas log-effect fire, creating a warm and inviting focal point. French doors open into the impressive garden room, a bright and versatile space enjoying delightful views over the surrounding gardens and offering direct access outside, making it the perfect place to relax or entertain in every season.

Completing the ground floor is a modern family bathroom, while stairs rise to the first floor where two particularly generous double bedrooms provide comfortable and well-proportioned accommodation, both benefitting from useful storage.

Occupying a generous corner plot, the property enjoys attractive, well-maintained gardens to three sides, offering an excellent degree of privacy along with plenty of space for outdoor entertaining, gardening or simply relaxing. There is ample off-road parking with a driveway to the front and a second driveway accessed via Rose Court, leading to a detached single garage complete with a remote-controlled electric door.

Ideally positioned within easy walking distance of Wickersley's vibrant Tanyard shopping centre, the property enjoys excellent access to an array of independent shops, cafés, restaurants, supermarkets and everyday amenities. It also falls within the catchment area for highly regarded local schools and offers superb transport links to Rotherham, Sheffield, Doncaster and beyond via the M18 and M1 motorway networks.

Beautifully presented throughout, offering outstanding versatility and occupying a generous corner plot in one of Wickersley's most desirable locations, this superb home presents a rare opportunity to purchase a property that can easily adapt to changing lifestyles. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

- Detached Dormer Bungalow
- Adaptable Layout – Three double bedrooms across two floors with flexible use for dining, home office, or additional living space.
- Generous Corner Plot – Beautifully maintained lawned gardens to three sides, offering space and privacy rarely found.
- Spacious Living Areas – Bright lounge/diner with feature fireplace and access to the Garden room
- Well-Equipped Kitchen – Fitted with Bosch oven, microwave, integrated dishwasher, and washer, perfect for everyday living.
- Dual Driveways & Detached Garage – Front and rear access, with a remote-operated garage via Rose Court for easy parking.
- Prime Wickersley Location – Just minutes from the Tanyard shopping centre, popular cafés, restaurants, and essential amenities.
- Freehold / Council Tax Band D
- Early viewing is highly recommended

