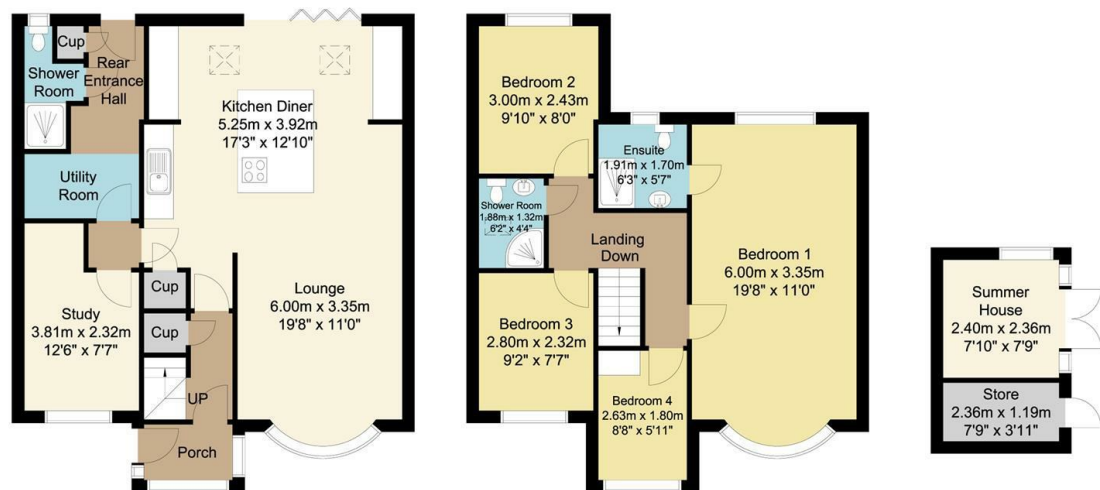


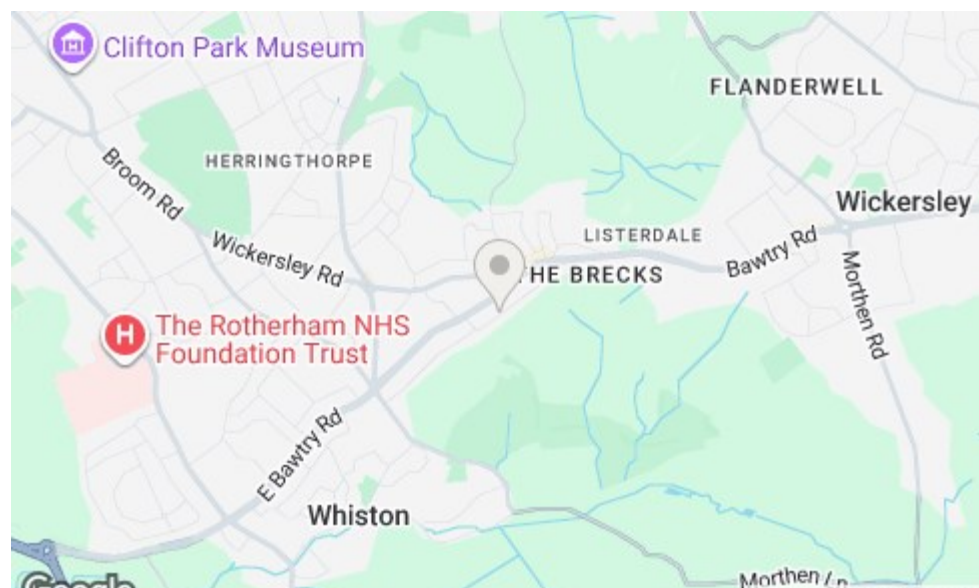
Ground Floor
64 sq m/688.89 sq ft
Approx.

First Floor
54 sq m/581.25 sq ft
Approx.

Outbuilding
9 sq m/96.87 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/metreage if quoted on this plan. CP Property Services @2026



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

76, Sheep Cote Road, Rotherham, S60 4DA

Guide Price £360,000

76 Sheep Cote Road, Rotherham, S60 4DA

Guide Price £360,000 - £375,000
Situating on the charming Sheep Cote Road in Rotherham, this beautifully presented semi-detached home offers an exceptional opportunity for families seeking both space and flexibility in a highly desirable setting. With four generously sized bedrooms, plus a versatile ground floor study that can easily serve as an additional bedroom, this property is perfectly suited to modern family living.

At the heart of the home is a stunning open-plan kitchen, dining, and living area, thoughtfully designed to create a bright and welcoming space. Featuring a central island and high-quality integrated appliances, this area is ideal for both everyday living and entertaining. The addition of bi-fold doors allows natural light to flood the space while seamlessly connecting the interior to the generous rear garden, perfect for summer gatherings and relaxed family time.

The ground floor also benefits from a practical utility room, a contemporary shower room, and a flexible study/playroom, offering excellent adaptability to suit a variety of needs.

Upstairs, the property continues to impress with a superb master bedroom complete with a stylish en-suite shower room. Three further well-proportioned bedrooms are served by a modern family shower room, providing comfortable accommodation for the whole household.

Externally, the property boasts an attractive, low-maintenance frontage and a driveway offering convenient off-road parking. To the rear, a long and well-kept garden features a patio area, ideal for outdoor dining, and a charming summer house, adding further versatility to the outdoor space.

Combining a prime location with thoughtful design and spacious living, this is more than just a house, it's a place to truly call home. Whether entertaining guests, relaxing with family, or simply enjoying everyday life, this superb property on Sheep Cote Road is ready to meet your needs.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

- Spacious semi-detached family home in a desirable location
- Four well-proportioned bedrooms plus a versatile ground floor study/bedroom
- Stunning open-plan kitchen, dining, and living area with central island
- High-quality integrated appliances and contemporary finishes throughout
- Bi-fold doors opening onto the rear garden, flooding the space with natural light
- Convenient utility room and modern ground floor shower room
- Master bedroom with stylish en-suite, plus a sleek family shower room
- Driveway providing off-road parking and a generous rear garden with patio and summer house
- Freehold / Council Tax band C
- Early viewing is highly recommended

