



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. CP Property Services @2020.

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



30, Stratford Way, Rotherham, S66 1WN

Guide Price £450,000

30 Stratford Way, Bramley, Rotherham,
S66 1WN

Guide Price £450,000 - £475,000

Situated on the ever-popular Broadlands Estate, this stunning extended five-bedroom detached property offers beautifully presented and versatile living space, making it an ideal family home. An internal inspection is essential to truly appreciate the quality and space on offer.

Upon entering, you are welcomed by a spacious entrance hall leading to a bright and inviting front-facing lounge, complete with a charming bay window that floods the room with natural light. To the rear, the property opens up into a stunning open-plan living area, featuring a fabulous modern breakfast kitchen with an abundance of cupboards, integrated appliances, and ample space for a large dining table. This impressive space flows seamlessly into the garden room, where Velux windows and French doors create a light-filled atmosphere and provide direct access to the rear garden, while also connecting to the dining room—perfect for both everyday living and entertaining. The ground floor is further complemented by a convenient WC and access to the integrated garage.

Upstairs, the master bedroom is a standout feature, offering a bay window, a dedicated dressing room, and a stylish en-suite. Bedrooms two and three benefit from fitted wardrobes, while bedrooms four and five provide flexible accommodation, ideal for guest rooms, home offices, or additional family space. A contemporary and well-appointed family bathroom completes the first floor.

Externally, the property boasts excellent curb appeal with a driveway providing off-road parking for two vehicles and leading to the integrated garage. To the rear, the property reveals a beautifully landscaped and highly private garden, designed to impress and perfectly suited for both relaxation and entertaining. A generous patio area provides the ideal setting for al fresco dining and summer gatherings, while steps lead up to a pristine lawn framed by stylish, low-maintenance borders.

The true showpiece, however, is the exceptional bar and spa room—an impressive, fully equipped retreat featuring sleek bifold doors that open out onto the garden, effortlessly blending indoor and outdoor living. This versatile space creates a luxurious, resort-style atmosphere and is perfect for hosting guests all year round. Completing the space is a neatly positioned garden shed, ensuring practicality matches the garden's undeniable wow factor.

This exceptional home truly has everything you could wish for and more, combining style, space, and practicality in a highly desirable location. Early viewing is highly recommended to fully appreciate all that this fabulous property has to offer.

- Stunning extended five-bedroom detached family home located on the highly sought-after Broadlands Estate
- Spacious entrance hall leading to a bright front-facing lounge with an attractive bay window
- Impressive open-plan rear layout featuring a modern breakfast kitchen with integrated appliances and ample dining space
- Light-filled garden room with Velux windows and French doors, seamlessly connecting to the dining area
- Ground floor also benefits from a convenient WC and access to the integrated garage
- Generous master bedroom with bay window, dressing room, and stylish en-suite
- Four further versatile bedrooms, with fitted wardrobes to bedrooms two and three, plus a contemporary family bathroom
- Landscaped rear garden with large patio, lawn, and a superb bar/spa room with bifold doors, plus driveway parking for two cars at the front
- Freehold / Council Tax Band D
- Internal inspection is highly recommended

