



1ST FLOOR
902 sq.ft. (83.8 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. The plan is for identification 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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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

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

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8, Pinchfield Court, Rotherham, S66 1FE

Offers In The Region Of £675,000

8 Pinchfield Court, Wickersley, Rotherham, South Yorkshire, S66 1FE

Description
ELR are delighted to offer to the market this beautifully presented and thoughtfully extended four bedroom detached family home, situated in a quiet cul-de-sac within one of Wickersley's most popular and highly desirable areas. This spacious and versatile property has been carefully renovated to provide a comfortable and stylish family home, perfect for modern living and ready to move into. An internal viewing is strongly recommended to fully appreciate the excellent accommodation on offer.

Upon entering, a welcoming porch leads into the bright entrance hall, setting the tone for the spacious and well-planned accommodation throughout. The generous lounge flows seamlessly into the open-plan dining room, which further connects into a delightful garden room featuring French doors that lead out to the rear garden—perfect for relaxed family life and entertaining guests.

The heart of the home is the superb extended breakfast kitchen, beautifully fitted with a stunning range of modern gloss wall, base, and drawer units. This impressive space boasts granite work surfaces with integrated drainer, a central island, and an array of high-quality integrated appliances including a coffee machine and wine cooler, complemented by Bosch cooking appliances. French-style doors from the seating area open directly onto the garden, creating an ideal indoor-outdoor lifestyle. A handy utility room provides further practicality.

Completing the ground floor is a versatile home office/snug room, ideal for home working or quiet relaxation, along with a convenient downstairs WC.

To the first floor, the property offers four generous double bedrooms. Two benefit from luxurious en-suite shower rooms, while the impressive master suite also features a dedicated dressing room. Two further bedrooms include fitted wardrobes, providing excellent storage. The family bathroom is simply stunning, finished to a high contemporary standard.

Externally, the home enjoys a large block-paved driveway providing parking for ample vehicles, alongside an integral double garage. The rear garden is of a good size and beautifully arranged, featuring two patio areas, a well-maintained lawn, and mature trees that surround the property to provide a high degree of privacy.

Ideally positioned in this highly regarded area, the home is within walking distance of The Tanyard, offering a wide range of shops, bars and restaurants. Excellent bus routes are on the doorstep, with easy access to the M18 and M1 motorway networks. The property is ideally situated for families, with excellent schools close by.

This outstanding home offers the perfect balance of luxury, location, and lifestyle. Whether you are looking to upsize or secure a forever family home, this exceptional property in the heart of Wickersley is a must-see.

Early viewing is highly advised to avoid disappointment.

- Stunning extended 4-bedroom detached family home in a quiet cul-de-sac location
- Spacious lounge flowing into open-plan dining room and garden room with French doors
- Modern breakfast kitchen with granite worktops, central island, integrated coffee machine & wine cooler
- Separate utility room, home office/snug, and convenient downstairs WC
- Four double bedrooms, including two with en-suite bathrooms and a master with dressing room
- Beautifully finished family bathroom and fitted wardrobes in two additional bedrooms
- Large block-paved driveway with ample parking and integral double garage
- Private rear garden with two patio areas, lawn, and mature trees surrounding the property
- Freehold / Tax Band F
- Early viewing is strongly recommended

