EADON LOCKWOOD & RIDDLE
EST? 1840



30 Paddock Drive

Sunnyside, Rotherham, S66 3ZE

Offers In The Region Of £260,000

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30 Paddock Drive





Description

Move in before Christmas!
A stylish three-bedroom detached home in the heart of sought-after Woodlaithes Village offering modern family living, a fantastic kitchen/diner with garden access, generous bedrooms, private outdoor space, garage and driveway, all perfectly positioned for schools, amenities and motorway links. A home that truly ticks all the boxes! Early viewings are a must to avoid disappointment.

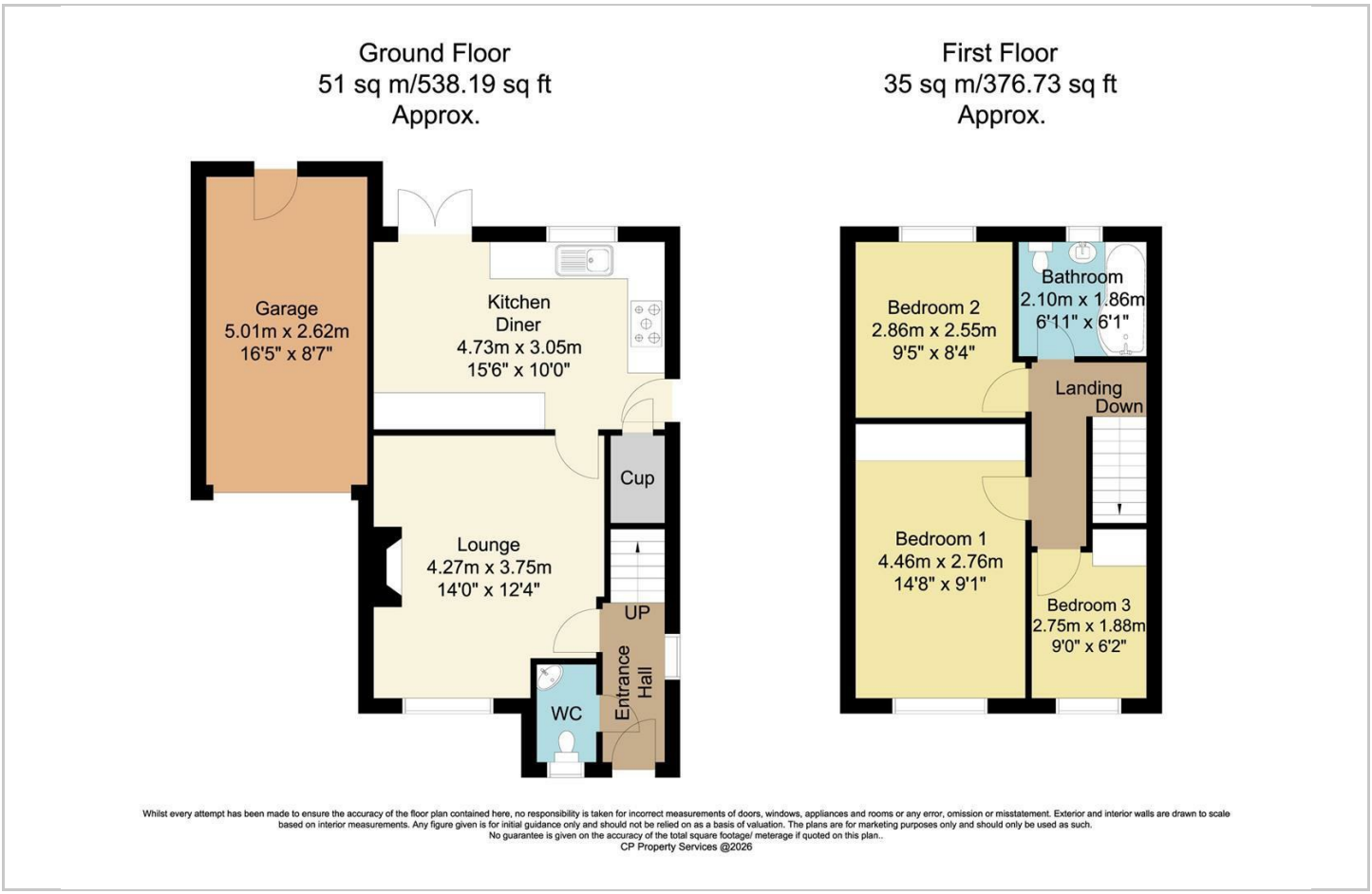
- Three-bedroom detached family home in the ever-popular Woodlaithes Village, Bramley
- Modern kitchen diner with French doors opening onto the private garden
- Spacious front-facing lounge featuring an attractive electric fireplace
- Three well-proportioned bedrooms, including a master bedroom with fitted wardrobes
- Flexible third bedroom, ideal as a home office, study or child's bedroom
- Modern family bathroom plus a convenient downstairs WC
- Private and secure rear garden, garage and private driveway providing excellent outdoor space and parking
- Excellent location close to reputable schools, local amenities and convenient motorway links





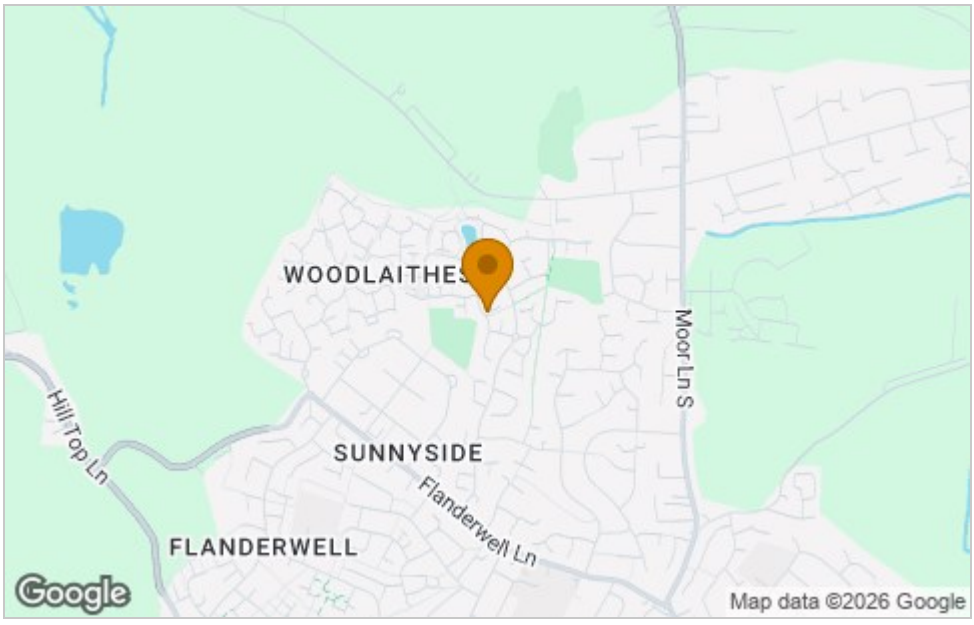


Floor Plan

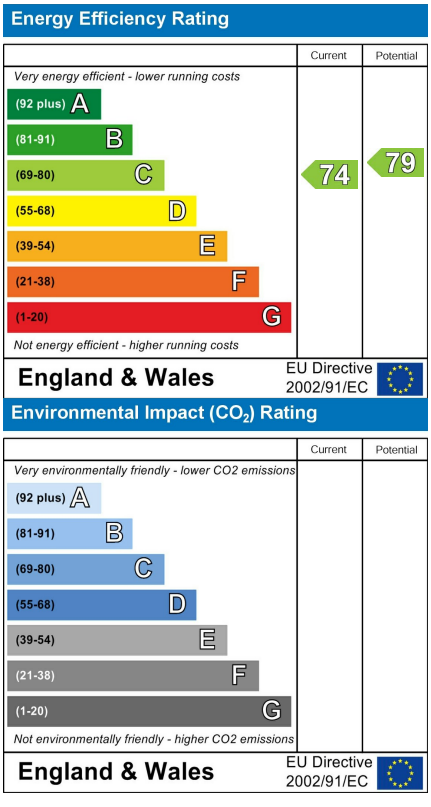


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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 @2026

Area Map



Energy Efficiency Graph



Viewing

Please contact our ELR Wickersley Office on 01709 917676 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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