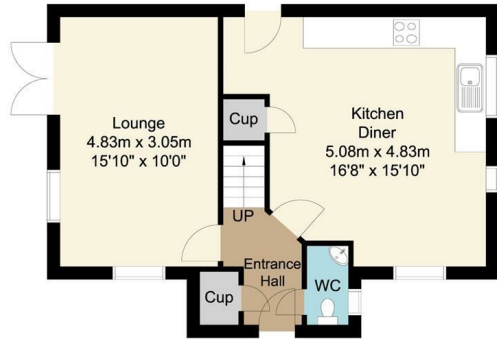
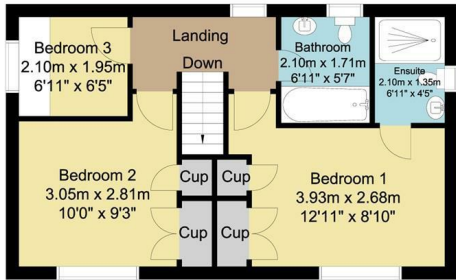


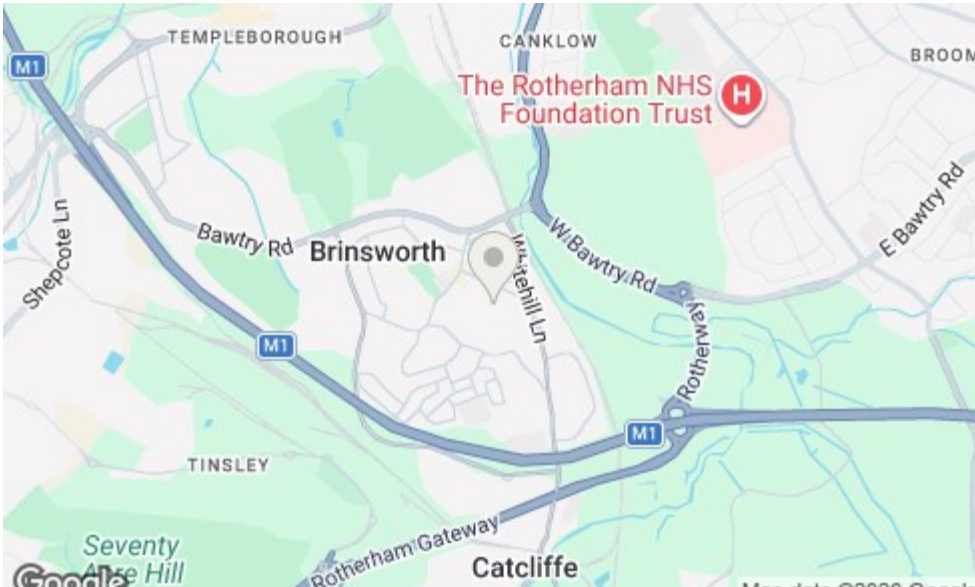
Ground Floor
43 sq m/462.84 sq ft
Approx.



First Floor
40 sq m/430.55 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/measure if quoted on this plan. CP Property Services @2026



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

41, Field View, Rotherham, S60 5DG

Offers In The Region Of £265,000

41 Field View, Brinsworth, Rotherham,
S60 5DG

Situated in the highly sought after village of Brinsworth, this attractive three bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living.

Upon entering the property, a welcoming entrance hall leads to a bright and spacious kitchen diner positioned to the right, creating the perfect space for everyday family life and entertaining. The ground floor also benefits from a convenient downstairs WC. To the rear of the property, the separate formal lounge provides a relaxing retreat, featuring French doors that open directly onto the private rear garden, allowing natural light to flood the room while seamlessly connecting indoor and outdoor living spaces.

The first floor comprises three well-proportioned bedrooms. The impressive principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. Bedroom three offers excellent flexibility and would make an ideal home office, nursery or guest room.

Externally, the property enjoys private parking and a secure, enclosed rear garden, perfect for children, pets and outdoor entertaining.

Ideally located close to highly regarded schools, local amenities, shops and excellent transport links, this superb home combines convenience with comfortable family living.

- Early viewing is highly recommended to fully appreciate the accommodation and lifestyle this wonderful home has to offer.
- Three Bedroom Detached house
 - Front facing kitchen diner
 - Convenient ground floor WC
 - Bright formal lounge with access to rear garden
 - Three bedrooms, master complete with En-suite shower room
 - Private off road parking
 - Enclosed rear garden
 - Close to local amenities and schools
 - Freehold/Tax Band C
 - Early viewings advised

