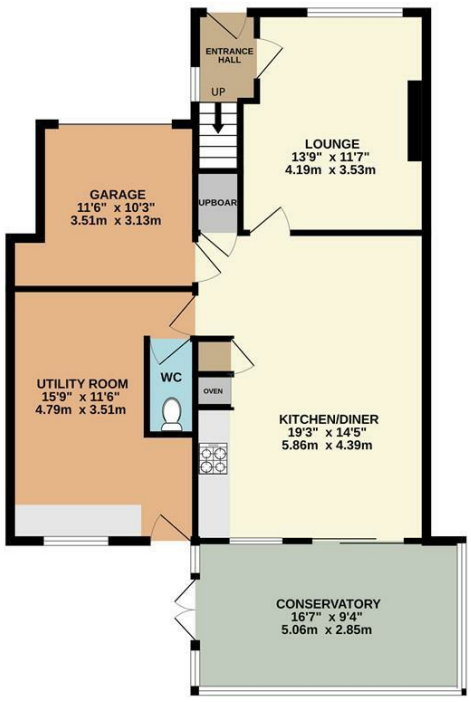
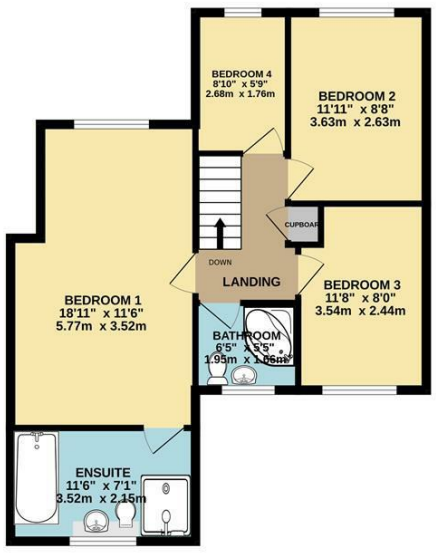
GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.8 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. This plan is for illustrative purposes 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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EADON LOCKWOOD & RIDDLE
ESTº 1840



53, Holyrood Rise, Rotherham, S66 3QB

Guide Price £340,000

53 Holyrood Rise, Bramley, Rotherham, S66 3QB

Description

Guide Price £340,000 - £350,000

Only upon an internal inspection can you truly appreciate the exceptional space and style this stunning extended four-bedroom detached home offers. Combining modern elegance with practicality, this impressive 1,538 sq. ft. residence is perfect for growing families seeking a stylish, well-appointed home in a fantastic location.

Stepping inside, you are welcomed into a bright and spacious entrance hall, setting the tone for the rest of this beautifully presented home. The ground floor features a principal reception room, an inviting space ideal for relaxing in the evenings.

At the heart of the home is the spectacular open-plan kitchen and dining area, thoughtfully designed to create a sociable and functional family space. The sleek, contemporary kitchen boasts high-quality cabinetry, integrated appliances, and a stylish central island with breakfast seating—perfect for casual dining and entertaining. The open-plan layout seamlessly flows into the dining area, making it an ideal spot for family meals or hosting guests.

Adjoining the kitchen, a delightful conservatory provides additional living space and serves as a tranquil retreat, offering beautiful garden views and year-round enjoyment. This versatile space can be used as a second sitting area, playroom, or even a home office.

One of the standout features of this home is the generously sized utility room, currently used for laundry and storage. This versatile space offers fantastic conversion potential—whether for a home office, gym, hobby room, or an additional reception area. It also includes a downstairs WC and an external door leading to the garden. Positioned adjacent to the garage, this room presents endless possibilities.

Ascending to the first floor, you'll find four well-proportioned bedrooms, each offering ample space and natural light. The master suite is a true highlight, complete with a private en-suite bathroom, providing a luxurious retreat at the end of the day.

The additional bedrooms are ideal for children, guests, or dedicated workspaces, all served by a modern family bathroom fitted with high-quality fixtures and a stylish design.

Outside, the private rear garden offers a peaceful escape, perfect for relaxation, entertaining, or outdoor play. With ample space for seating areas, barbecues, and gardening, this outdoor haven is perfect for those who love spending time outside.

To the front, the property benefits from a spacious driveway with off-road parking for multiple vehicles, along with an integrated garage, offering further convenience and storage options.

Situated in the sought-after area of Bramley, this home enjoys easy access to a range of local amenities, highly regarded schools, and excellent transport links. Whether commuting to Rotherham, Sheffield, or beyond, this location offers superb connectivity while maintaining a peaceful, family-friendly atmosphere.

With its spacious layout, modern upgrades, and desirable location, this stunning detached family home is a rare find in today's market. Offering flexible living spaces, high-quality finishes, and room to grow, it truly provides everything a family could wish for.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Stunning four-bedroom detached home with 1,538 sq. ft. of living space
- Spacious open-plan kitchen/dining area with stylish central island
- Bright conservatory offering additional versatile living space
- Large utility room with excellent conversion potential
- Private rear garden, spacious driveway, and integrated garage
- Prime Bramley location with superb amenities and transport links



