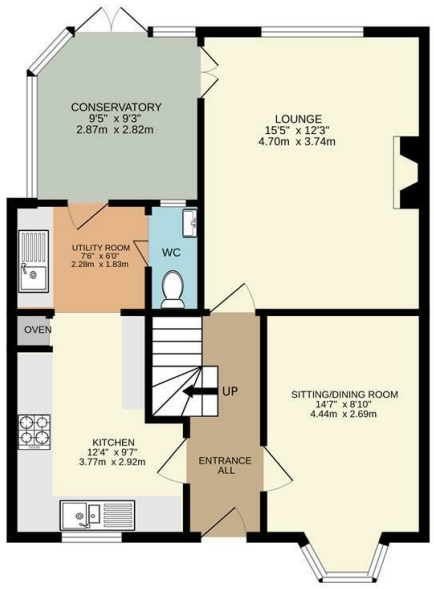
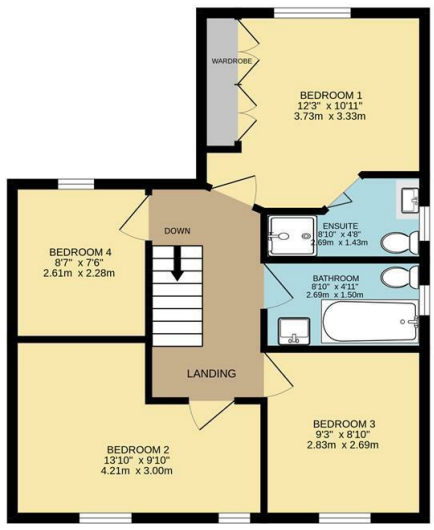
GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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 EST? 1840



2, Blueberry Court, Rotherham, S66 3SG

Offers In The Region Of £360,000

2 Blueberry Court, Woodlaithes, Rotherham, S66 3SG

Situated on the ever-popular Woodlaithes Estate, this attractive four-bedroom detached family home offers well-proportioned accommodation, modern interiors and attractive gardens, making it an excellent choice for families and discerning buyers alike. With the added benefit of an upgraded heating system, solar panels and integrated air conditioning, the property also offers a range of energy-efficient features designed to enhance comfort and help reduce running costs.

Ideally positioned within the catchment area of the highly regarded Wickersley School, the property is also conveniently placed for a range of local amenities, shops, schools and public transport links, whilst excellent access to the motorway network makes it particularly well suited to commuters.

The ground floor provides a welcoming entrance hall leading into a cosy rear-facing lounge, together with a separate front-facing sitting/dining room. The modern gloss kitchen is fitted with a range of integrated appliances and incorporates a useful breakfast bar, with access through to the utility room and a convenient downstairs WC. A bright conservatory, currently used as a dining room, completes the ground floor and provides an additional versatile reception space overlooking the garden.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, whilst the remaining three bedrooms are served by the family bathroom.

A particularly noteworthy feature is the property's modern heating and energy provision. Heating is supplied by a brand-new air source heat pump, with the entire central heating system, including the radiators, upgraded. The property also benefits from a built-in air conditioning system, providing cooling during the warmer summer months and additional heating when required.

Externally, the property has excellent kerb appeal, with a neat front lawn and attractive landscaped borders. The rear garden has been designed for ease of maintenance, featuring artificial lawn and a paved patio area, providing a pleasant space for outdoor dining and entertaining. To the side is a detached single garage together with a driveway providing off-road parking. A generous provision of external lighting, including lighting to the garage, illuminates the property and surrounding areas, enhancing visibility, security and safety during the darker winter months.

Combining four-bedroom accommodation, a popular residential location, attractive gardens and a detached garage with a range of modern energy-efficient features, this property presents an appealing opportunity for buyers seeking a comfortable and well-equipped family home. Properties of this nature on the Woodlaithes Estate are always highly sought after, making an early viewing essential.

An excellent opportunity to acquire a stylish four-bedroom detached family home with upgraded heating, solar panels and air conditioning in a highly regarded location. Viewing is highly recommended.

Important Notice
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.

- Can I have 8 bullet points Attractive four-bedroom detached family home on the ever-popular Woodlaithes Estate
- Within the catchment area of the highly regarded Wickersley School
- Spacious lounge, separate sitting/dining room and conservatory
- Modern gloss kitchen with integrated appliances and breakfast bar
- Principal bedroom with fitted wardrobes and contemporary en-suite shower room
- Brand-new air source heat pump, upgraded central heating system and 4.1kW solar panels
- Built-in air conditioning providing summer cooling and additional heating when required
- Attractive low-maintenance rear garden, detached single garage, driveway parking and extensive external lighting
- Freehold / Council Tax Band D
- Early viewing is highly recommended













