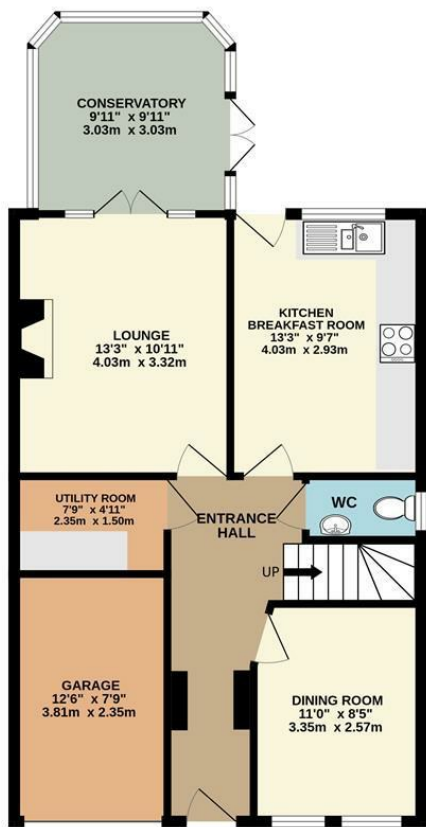
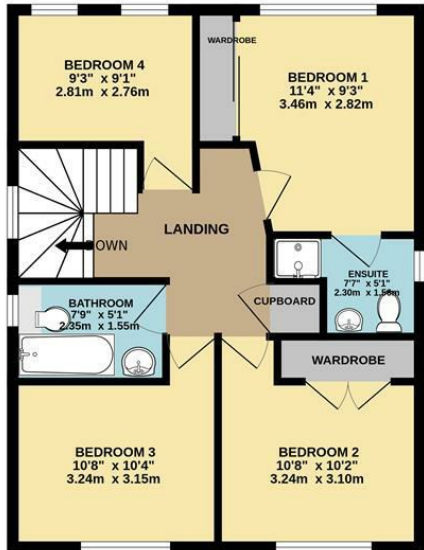


GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.

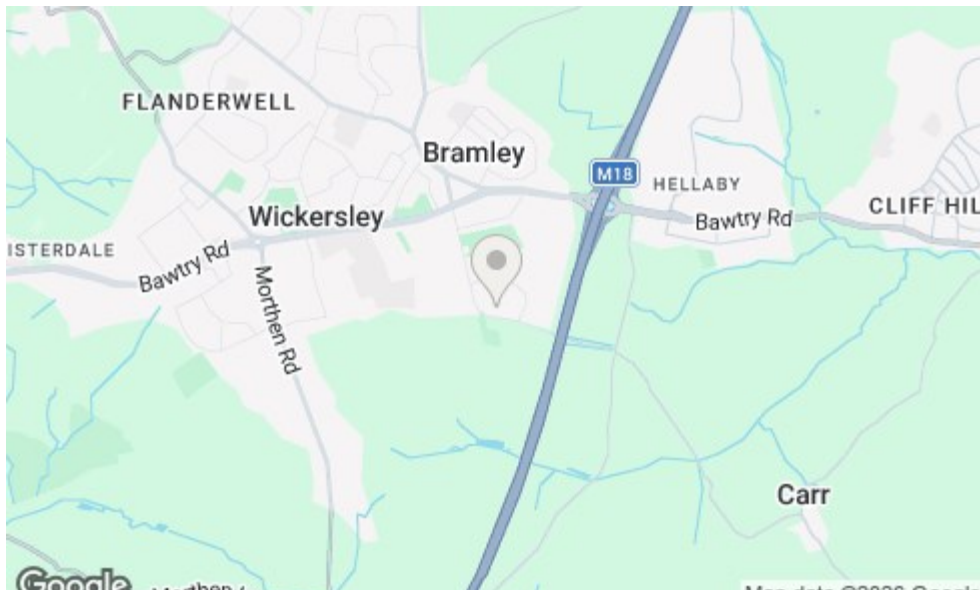


1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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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

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32, Stratford Way, Rotherham, S66 1WN

Offers In The Region Of £380,000

32 Stratford Way, Bramley, Rotherham,
S66 1WN

Description
A wonderful opportunity to acquire this beautifully presented four-bedroom detached property, ideally positioned on the ever-popular Broadlands estate. Perfectly suited for modern family living, the home enjoys a superb location close to excellent local amenities, highly regarded schools, and convenient access to the motorway network, making it ideal for commuters and families alike.

Upon entering, you are welcomed by a spacious and inviting entrance hall, providing access to the principal ground floor rooms. The stylish and generously proportioned lounge features a contemporary media wall, creating a perfect setting for relaxation. This impressive space flows effortlessly into the conservatory at rear of the property, offering a bright and versatile open-plan area ideal for both everyday living and entertaining.

The modern kitchen is fitted with an abundance of sleek units and integrated appliances as well as space for a freestanding fridge freezer, offering both style and practicality. The former garage has been thoughtfully adapted to create a useful utility room, providing excellent space for laundry and household needs, while still retaining valuable storage to the front. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, the property offers four well-proportioned bedrooms, providing flexible accommodation to suit families, guests, or home working. The spacious principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom finished to a high standard. Bedroom two also features fitted wardrobes.

Externally, the property boasts a driveway to the front offering off-road parking for a couple of vehicles. To the rear lies a delightful enclosed garden, featuring a neatly maintained lawn, established plants and trees, and a lovely patio area, perfect for enjoying the sunshine or outdoor dining during the warmer months.

Located in a highly sought-after residential estate in Bramley, close to everything Bramley and nearby Wickersley have to offer, this fantastic family home combines space, style, and convenience in a prime location.

Properties of this calibre rarely stay on the market for long, so early viewing is strongly advised. Call today to arrange your viewing.

- Beautifully presented four-bedroom detached family home
- Located on the ever-popular Broadlands estate in Bramley
- Spacious lounge with stylish media wall flowing into extension
- Modern fitted kitchen with integrated appliances and ample storage
- Converted garage providing a practical utility room plus storage space
- Master bedroom with en-suite, plus contemporary family bathroom
- Driveway offering off-road parking and a well-maintained rear garden with patio
- Ideally situated close to excellent schools, local amenities, and Wickersley
- Freehold / Council Tax Band D
- Early viewing is highly recommended

