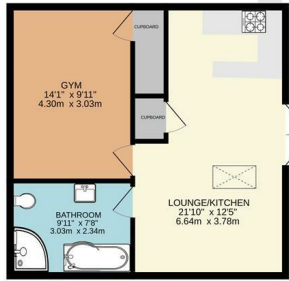
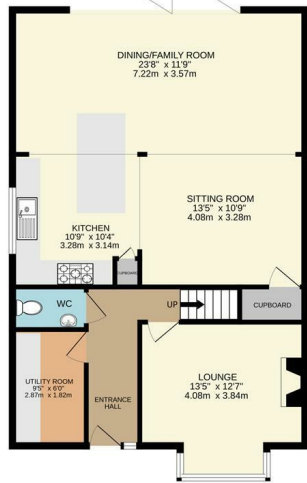


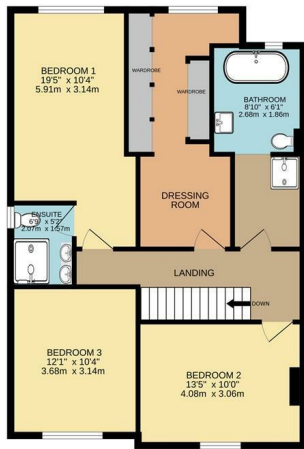
ANNEXE
487 sq.ft. (45.2 sq.m.) approx.



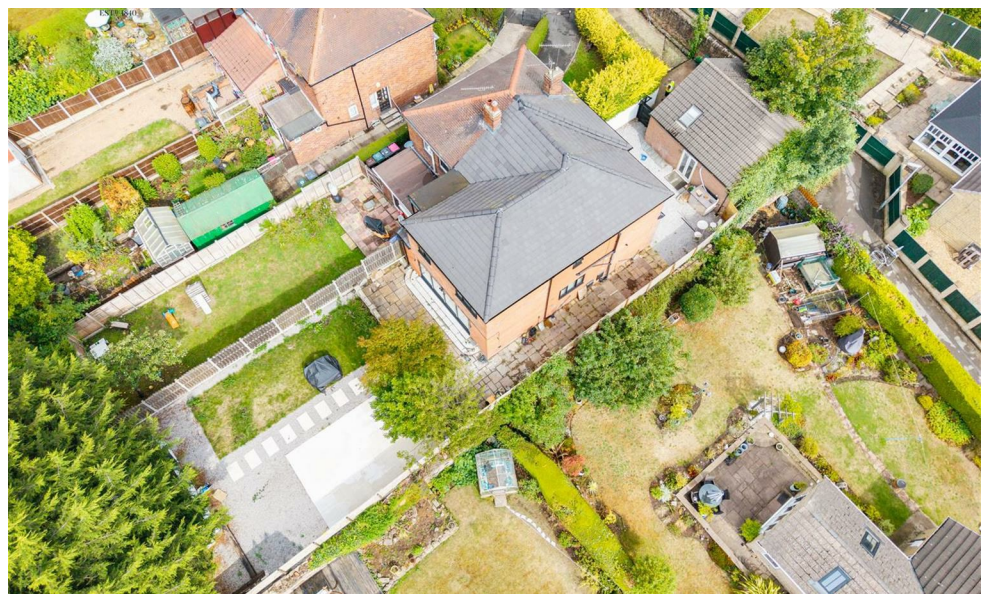
GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 2147 sq.ft. (199.4 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.
Made with Metropia ©2026



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

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



47, Flat Lane, Rotherham, S60 4EF

Guide Price £425,000

47 Flat Lane, Whiston, Rotherham, S60 4EF

Guide Price £425,000 - £450,000
Situating within the highly sought after Whiston Village, Rotherham, this stunning and substantially extended fully renovated four-bedroom semi-detached property offers an exceptional blend of contemporary living, generous accommodation and versatile space, making it an ideal home for modern family life.

At the heart of the property is a truly impressive open-plan kitchen, lounge and dining space extending across the rear of the home. Designed with both everyday family living and entertaining in mind, the contemporary kitchen features a central island, an abundance of quartz work surfaces and excellent storage. Bi-fold doors and triple glazed windows allow natural light to flood the space while providing seamless access to the rear garden, creating the perfect connection between indoor and outdoor living. To the front of the property is a separate lounge, offering a cosy and inviting retreat for relaxing evenings. Completing the ground-floor accommodation is a practical utility room and a convenient downstairs WC.

To the first floor are four well-proportioned bedrooms. The impressive principal bedroom benefits from a stylish modern en-suite shower room, complete with his-and-hers sinks. The three further bedrooms provide excellent flexibility for a growing family, guest accommodation or a home office, with one currently utilised as a luxurious walk-in dressing room. The contemporary family bathroom is equally impressive, featuring both a separate shower and a beautiful freestanding bath, providing the perfect space to relax and unwind.

A particular highlight of this exceptional home is the separate annex, offering outstanding versatility depending on the needs of the next owner. Ideal for multi-generational living, a home workshop, additional entertaining space or a variety of other uses, this valuable addition further enhances the property's already generous accommodation.

Externally, the property benefits from a private driveway providing ample off-road parking. The generous rear garden offers an excellent space for families to enjoy, with plenty of room for outdoor entertaining and recreation.

Ideally positioned within Whiston Village, the property enjoys convenient access to a range of local shops and restaurants, Rotherham Hospital and excellent transport links, making it perfectly placed for commuters and families alike.

A beautifully presented, move-in-ready family home offering contemporary open-plan living, versatile accommodation and a fantastic location. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

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 extended fully renovated four-bedroom semi-detached home in the sought-after Whiston Village
- Impressive open-plan kitchen, lounge and dining area with centre island and quartz worktops
- Bi-fold doors & triple glazing providing excellent natural light and seamless access to the rear garden
- Separate lounge, utility room and convenient ground-floor WC
- Principal bedroom with a modern en-suite shower room and his-and-hers sinks
- Three further well-proportioned bedrooms, offering flexibility for family, guests, office space or a dressing room
- Contemporary family bathroom featuring a separate shower and freestanding bath
- Versatile separate annex, private driveway and generous family garden.
- Freehold/Tax Band B
- Early viewings are advised!

