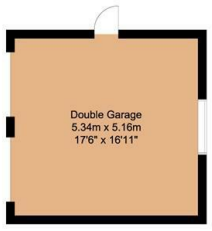
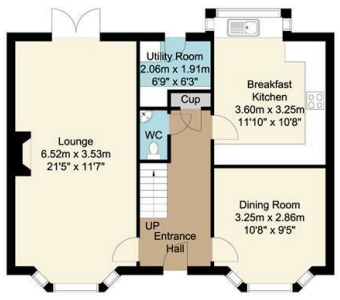
Outbuilding
28 sq m/301.38 sq ft
Approx.



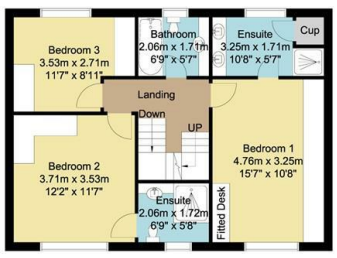
Second Floor
43 sq m/462.84 sq ft
Approx.



Ground Floor
63 sq m/678.12 sq ft
Approx.



First Floor
59 sq m/635.07 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/ meterage if quoted on this plan..
CP Property Services @2025





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



14, Elton Lane, Rotherham, S66 3RU

Offers In Excess Of £475,000

14 Elton Lane, Sunnyside, Rotherham, S66 3RU



Set within the ever-popular Woodlaithes development, this outstanding five-bedroom detached property offers a rare opportunity to acquire a home that combines space, style, and practicality in equal measure. With its prime position on a quiet estate, excellent transport links to the M1 and M18, and catchment for highly regarded schools, this property is perfectly placed for family living.

From the moment you step inside, the sense of space and quality is clear. The entrance hallway provides a welcoming introduction and leads to a superb lounge, featuring a bay window to the front and French doors opening onto the garden, creating the perfect balance of light and comfort. At the heart of the home is a beautifully designed kitchen diner, complete with sleek gloss units and high-quality integrated appliances, ideal for entertaining or enjoying family meals together. The separate utility room ensures everyday convenience, while a formal dining room offers further flexibility and could easily be used as a snug, playroom, or home office. A downstairs WC completes the ground floor.

The first floor presents three spacious double bedrooms, each with fitted wardrobes. Two of these benefit from private en-suite bathrooms, while a well-appointed family bathroom serves the rest of the floor. The second floor provides an additional two bedrooms alongside a modern shower room, offering versatility for older children, guests, or those working from home.

Externally, the home is equally impressive. Set back from Elton Lane, it enjoys an open aspect to the front, enhancing its sense of space and outlook, while also boasting strong curb appeal with a double garage and parking for multiple vehicles. The property is further complemented by gardens to three sides, with the rear garden thoughtfully designed to include a charming decking area and mature planting, creating a private and inviting space that is perfect for both relaxation and entertaining.

This property also benefits from solar panels together with battery storage. The system efficiently captures and stores unused electricity, making the home more environmentally friendly while keeping energy costs low — a valuable feature for modern living.

This exceptional five-bedroom detached property combines generous accommodation, stylish interiors, and a prime location to create the perfect family home. With its spacious layout, double garage, and beautiful private garden, it truly has everything a growing family could wish for. An early viewing is highly recommended to avoid disappointment.

- STUNNING DETACHED FAMILY HOME
- FIVE BEDROOM AND FOUR BATHROOM INCLUDING TWO EN-SUITES
- MODERN KITCHEN DINER WITH HIGH-QUALITY INTEGRATED APPLIANCES
- ADDITIONAL RECEPTION ROOM WHICH COULD BE A SITTING ROOM OR DINING ROOM
- UTILITY ROOM AND DOWNSTAIRS WC
- DOUBLE GARAGE WITH AMPLE OFF ROAD PARKING
- SOLAR PANELS WITH BATTERY STORAGE
- BEAUTIFUL ENCLOSED REAR GARDEN
- ON THE HIGHLY SOUGHT AFTER WOODLAITHES ESTATE
- EARLY VIEWING IS ESSENTIAL











