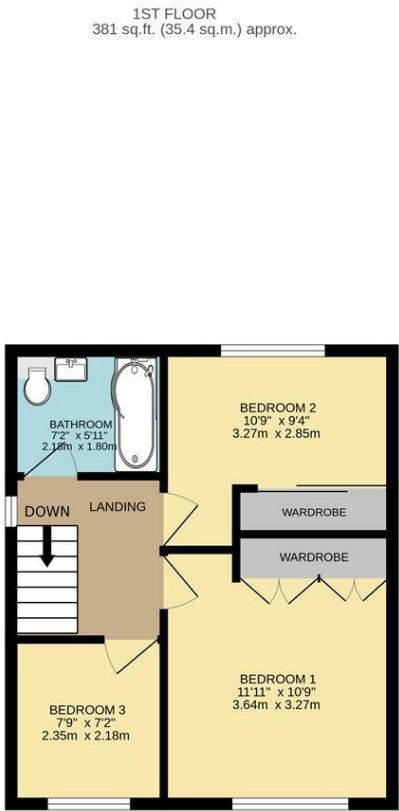




TOTAL FLOOR AREA: 847 sq.ft. (78.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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
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ESTD 1840



3, Holmes Road, Rotherham, S66 1UU

Offers In The Region Of £310,000

3 Holmes Road, Bramley, Rotherham,
S66 1UU

Positioned in the heart of the ever popular Bramley Village, this beautifully presented three-bedroom detached property offers the perfect blend of contemporary living, practical family space, and a highly sought after village location. Thoughtfully updated throughout, this exceptional home is move in ready and ideal for growing families looking for comfort, convenience, and style.

From the moment you step inside, the property exudes warmth and quality. The welcoming front facing lounge provides a cosy yet spacious living area, centred around a charming log burner focal point, making it the perfect place to relax and unwind.

To the rear of the property lies the true heart of the home a stunning newly fitted modern kitchen. Designed with both style and functionality in mind, the kitchen boasts a striking central island with breakfast bar seating, sleek contemporary cabinetry, and a range of high-quality integrated appliances, creating an impressive space for everyday living and entertaining alike. Leading directly from the kitchen is a large conservatory, offering a versatile additional reception space. Whether used as a formal dining room, family room, playroom, or second lounge, this light-filled room overlooks the garden and provides excellent flexibility to suit a variety of lifestyles.

The first floor offers three well proportioned bedrooms. There are two generous double bedrooms, both benefiting from fitted wardrobes, providing ample storage while maintaining a clean and spacious feel. The third bedroom is ideal as a child's bedroom, nursery, or dedicated home office, perfectly suited to modern family life. A stylish modern family bathroom serves all three bedrooms and has been finished to a high standard with contemporary fixtures and fittings.

Externally, the property continues to impress. A private driveway provides convenient off road parking and leads to a detached garage, offering additional storage or workshop potential. To the rear is a secure, private garden that has been designed for low maintenance, making it perfect for busy families, outdoor dining, and entertaining.

Within a prime location the home enjoys easy access to a wide range of local amenities, shops, cafés, and excellent schools and convenient links to major motorway networks.

This is a superb opportunity to acquire a stylish and spacious detached home in one of Bramley's most desirable village locations. Early viewing is highly recommended!

- Move in ready detached home in the heart of Bramley Village
- Modern kitchen complete with high end integrated appliances
- Large conservatory with garden access adding addition entertaining spaces
- Front facing lounge with log burner, joining seamlessly to the kitchen
- Three bedrooms, two doubles complete with fitted wardrobes and flexibility for a home office or nursery.
- Modern and contemporary family bathroom
- Detached garage and private driveway with ample off street parking
- Secure rear garden with easy maintenance
- Freehold/Tax Band C
- Early viewings are a must!

