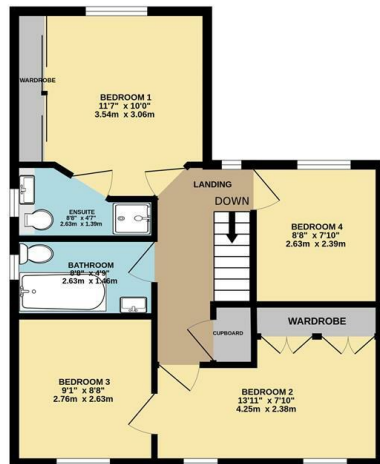


GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

27, Prominence Way, Rotherham, S66 3RZ

Offers In The Region Of £340,000

27 Prominence Way, Sunnyside,
Rotherham, S66 3RZ

Description
Situating within a quiet cul-de-sac in the highly sought after residential area of Woodlathes, this beautifully presented four bedroom detached home offers spacious and versatile accommodation, ideal for modern family living.

Upon entering the property, a welcoming hallway provides access to a contemporary fitted kitchen, complete with a range of integrated appliances and a practical breakfast bar, creating the perfect space for both everyday dining and entertaining. Complementing the kitchen is a useful utility room and a convenient ground floor WC.

The property boasts a formal dining room, ideal for hosting family gatherings and special occasions, alongside a generously sized lounge featuring an attractive electric fireplace, providing a warm and inviting focal point.

To the first floor, there are four well proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while a second bedroom also features fitted wardrobes. The remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys an enclosed rear garden with a decking area, perfect for outdoor dining and relaxation. To the front, there is off street parking and an attached garage, providing ample space for vehicles and storage.

Ideally located close to reputable schools, local amenities and transport links this impressive family home offers the perfect blend of comfort, convenience, and contemporary living.

Early viewings are a must to avoid disappointment.

- Four bedroom detached house
- Modern Kitchen with fitted appliances
- Separate formal dining room
- Convenient utility and downstairs WC
- Master bedroom complete with en-suite
- large enclosed rear garden
- Sought after village and cul de sac location
- Offer road parking and garage
- Freehold/ Tax Bank D
- Early viewings are a must!

