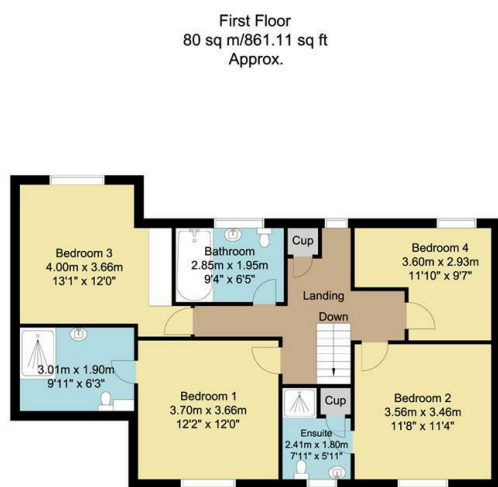




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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



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**EADON
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**EADON
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3, Welbeck Mews, Rotherham, S66 1FN

Offers In The Region Of £550,000

3 Welbeck Mews, Wickersley,
Rotherham, S66 1FN

Description
Situating in an exclusive and highly desirable Wickersley location, this beautifully presented and extended four-bedroom detached residence offers an exceptional blend of style, comfort, and practicality. Boasting a striking stone façade, this executive home is nestled in a peaceful yet prestigious setting, just moments from outstanding local schools, excellent amenities, and convenient transport links. From the moment you step inside, it's clear this has been a much-loved family home—cherished by the current and ready for new memories to be made. The ground floor offers an abundance of well-proportioned living space, designed for both everyday family life and entertaining. A welcoming entrance hall leads to a generous full-depth lounge—a perfect retreat for relaxation—flowing seamlessly into the bright and airy conservatory. This additional reception room enhances the sense of space, creating a fantastic open-plan feel that effortlessly connects the indoors with the outdoors. The conservatory is a versatile living area, ideal for enjoying the garden views, hosting guests, or simply unwinding. The formal dining room provides an elegant setting for special occasions, while the heart of the home is undoubtedly the stunning breakfasting kitchen. Complete with granite work surfaces, integrated appliances—including a microwave and dishwasher—LED lighting, plumbing for an American-style fridge freezer, and ample space for a range cooker, this kitchen is designed for both functionality and style. A practical adjoining utility room offers additional storage and convenience, while a downstairs WC completes the ground floor layout. Upstairs, the property features four generously sized bedrooms, offering ample space for family and guests. The master bedroom boasts a stunning, bespoke en-suite, adding a touch of luxury, while a second bedroom also benefits from its own en-suite facilities. The remaining bedrooms are served by a beautifully appointed house bathroom. Thoughtfully designed with both privacy and practicality in mind, the layout is perfectly suited to modern family living. Externally, the property continues to impress. A private driveway leads to an integral garage with an electric door, offering secure parking and additional storage. Further off-road parking is available to the front, while the enclosed rear garden provides a peaceful sanctuary with a well-maintained lawn and a stone-flagged patio area—perfect for outdoor dining, entertaining, or simply unwinding after a long day. Lovingly maintained and cherished, this exceptional family home is now ready for its next chapter. It presents a rare opportunity for a new family to create lasting memories in a home that offers both warmth and sophistication. With its prime Wickersley location, outstanding local amenities, excellent schools, and beautifully presented interiors, this is a home that truly has it all. Don't miss your chance to make this exceptional residence your own—schedule a viewing today!

- Prime Wickersley Location – Close to excellent schools, amenities, and transport links.
- Spacious Living Areas – Full-depth lounge, dining room, and a conservatory.
- High-Spec Kitchen – Granite worktops, integrated appliances, and a utility room.
- Four Generous Bedrooms – Master with bespoke en-suite, plus a second en-suite bedroom.
- Beautiful Outdoor Space – Landscaped garden, stone patio, and ample parking.
- Move-In Ready – A cherished family home, perfect for modern living.

