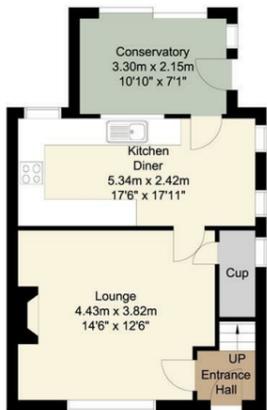
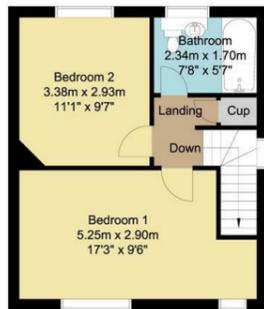


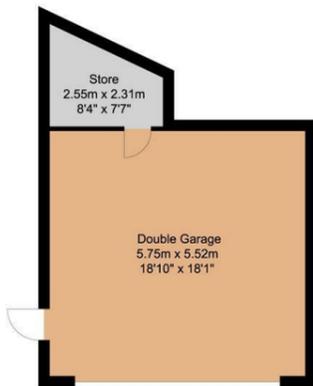
Ground Floor  
41 sq m/441.32 sq ft  
Approx.



First Floor  
34 sq m/365.97 sq ft  
Approx.



Outbuilding  
36 sq m/387.50 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/metreage if quoted on this plan. CP Property Services @2025

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ESTD 1840



**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

38, Chaucer Road, Rotherham, S65 2JZ

Offers In The Region Of £180,000

# 38 Chaucer Road, Rotherham, S65 2JZ

## Description

Available with no onward chain and situated in a peaceful and well-regarded residential area, this superb semi-detached home offers a fantastic opportunity for those seeking comfort, space, and convenience in equal measure. From the moment you arrive, the property stands out with its neat brick façade, landscaped front garden, and elegant porch, setting the tone for what lies within. This is a home that has been lovingly maintained and thoughtfully laid out, offering a bright, airy atmosphere and versatile living spaces that cater to a variety of lifestyles.

Stepping inside, the entrance hall leads you into a spacious lounge with a large window that floods the room with natural light. The neutral décor and classic features create a welcoming environment, ideal for relaxing or entertaining guests. Moving through to the rear of the property, the kitchen diner is a real heart-of-the-home space—well-equipped with ample cabinetry, generous worktop areas, and room for a family dining table. This space opens directly into a conservatory, providing a seamless connection to the outdoors. The conservatory is a wonderful bonus—perfect as an additional sitting room, hobby space, or simply a tranquil spot to enjoy garden views all year round.

Upstairs, the home continues to impress with two generously sized bedrooms. Both offer excellent proportions and flexibility, whether used as bedrooms, a guest room, or even a home office. The family bathroom has been stylishly finished with modern fittings and a clean, contemporary look, including a full-sized bath with overhead shower, sleek tiling, and integrated vanity storage.

Externally, the property boasts a sizeable and well-kept rear garden—private and bordered by mature hedging, with a patio area ideal for outdoor dining or relaxing in the sun. As well as the large double garage there is also an outbuilding, which includes a separate store, which offers exceptional potential—whether used for secure parking, as a workshop, or for conversion into a home gym, office, or studio space (subject to any necessary permissions).

The location is a real standout. Set in the heart of the Herringthorpe community, the home is within walking distance of several highly regarded schools, including Herringthorpe Junior School, Sitwell Infants and Juniors, and St Bernard's Catholic High School, making it a particularly attractive choice for families. Day-to-day amenities are close at hand, with local shops, supermarkets, and medical facilities just minutes away. For leisure and outdoor enjoyment, the much-loved Clifton Park is nearby—a local favourite offering beautifully maintained green spaces, a museum, playgrounds, and seasonal events that appeal to all ages.

Transport links are excellent, with easy access to Rotherham town centre, the A630, and the M1 motorway, as well as regular bus services and nearby Rotherham Central Station for rail connections. Whether you're commuting, raising a family, or simply looking for a move-in-ready home in a quiet, well-connected setting, this property offers everything you need and more. It's a rare opportunity to secure a home that blends practicality, charm, and potential in such a desirable location. Early viewing is strongly recommended to appreciate all that this delightful home has to offer.

- No onward chain; located in a peaceful, well-regarded residential area.
- Spacious lounge, well-equipped kitchen diner, and bright conservatory.
- A modern, stylish bathroom with overhead shower.
- Generous rear garden, patio, and substantial double garage.
- Walking distance to top local schools and everyday amenities.
- Excellent transport links to Rotherham town centre, A630, M1, and train services.

