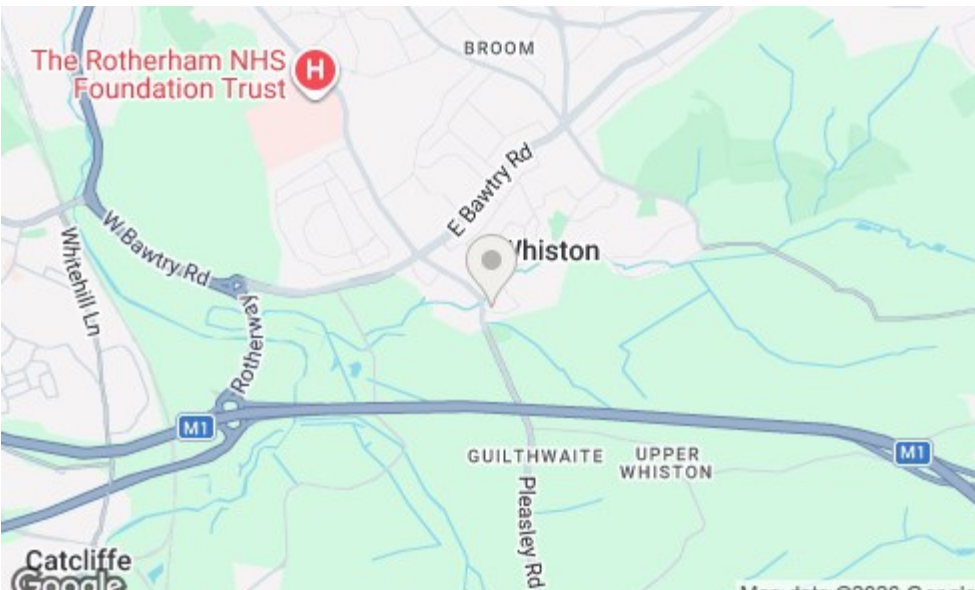


Ground Floor
87 sq m/936.46 sq ft
Approx.

First Floor
71 sq m/764.23 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



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**EADON
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& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

2, Whiston Green, Rotherham, S60 4JX

Guide Price £495,000

2 Whiston Green, Whiston, Rotherham,
S60 4JX

Description
Guide Price £500000 to £525000 Set within a peaceful cul-de-sac in the highly sought-after village of Whiston, Rotherham, this beautifully refurbished five-bedroom detached home offers a rare opportunity to acquire a stylish, versatile, and generously proportioned property. Thoughtfully designed to cater to modern family living, this home boasts high-quality finishes, flexible spaces, and excellent potential for further enhancement.

Situated within the Whiston Conservation Area, the property benefits from a setting rich in historic charm and character, further enhancing its appeal.

Having undergone an extensive and meticulous refurbishment, this home is presented in immaculate condition, ready for its next owners to move in and make it their own. At the heart of the property lies a bespoke, high-specification kitchen—a true showstopper. Designed with both aesthetics and functionality in mind, it features premium integrated appliances, elegant countertops, and ample storage, making it an inviting space for cooking, dining, and entertaining.

The home's generous living spaces provide exceptional versatility, ensuring there's plenty of room to relax, work, and socialize. A full-depth principal reception room has patio doors leading out onto the private rear garden, creating a welcoming environment, whether for cozy family evenings or larger gatherings.

Upstairs, well-proportioned bedrooms provide comfortable accommodation for the whole family. Each room is designed to maximize space and natural light, creating a bright and airy atmosphere. The master bedroom has the benefit of en-suite facilities. The galleried landing area has been thoughtfully adapted to create a dedicated fifth bedroom or home office—ideal for professionals embracing hybrid or remote working.

The house bathroom is fitted with sleek fixtures and modern finishes, ensuring both style and convenience for a busy household.

A key highlight of this property is the large garage, which presents an exciting opportunity for conversion. Whether you envision a personal gym, a creative studio, a workshop, or even additional living space, the potential is endless. The private driveway provides off-road parking for two vehicles, adding further practicality to this exceptional home.

Nestled within a quiet cul-de-sac, the property enjoys a peaceful setting while remaining within easy reach of everyday essentials. Highly rated schools, shopping facilities, and leisure amenities are all just a short distance away. Whether you're looking for scenic walks, vibrant local events, or excellent transport connections, Whiston offers the best of both worlds—serene village living with all the convenience of a prime location.

This move-in-ready property is offered with no onward chain, providing a smooth and hassle-free purchase process. Whether you're a growing family, a professional couple, or simply seeking a beautifully presented home in a desirable area, this property offers the perfect blend of comfort, style, and potential.

Whiston is a picturesque and historic village, renowned for its welcoming community, charming character, and excellent local amenities. Blending the comfort of village life with superb connectivity, residents enjoy easy access to major transport links, including the M1 and Sheffield Parkway, making it an ideal choice for commuters. The area is well-served by highly regarded schools, independent shops, cozy pubs, and scenic green spaces, offering a perfect balance between convenience and countryside charm.

- Stylish and spacious five-bedroom detached home in a quiet cul-de-sac.
- High-spec bespoke kitchen with premium appliances and elegant finishes.
- Flexible living spaces, including two reception rooms and a home office.
- Well-proportioned bedrooms with natural light and two modern bathrooms.
- Large garage with conversion potential and private driveway for two cars.
- Prime location near top schools, amenities, and excellent transport links.

