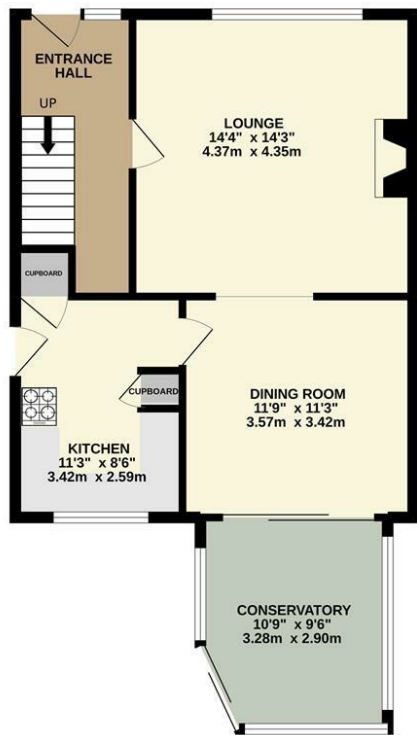
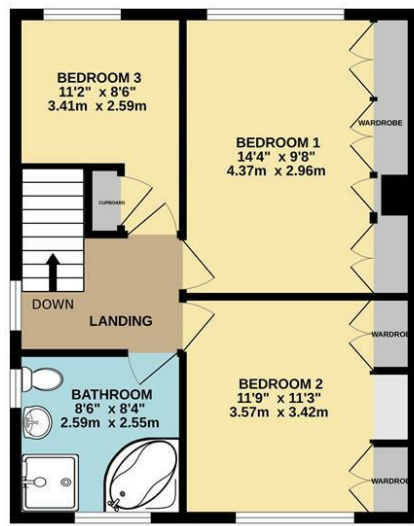


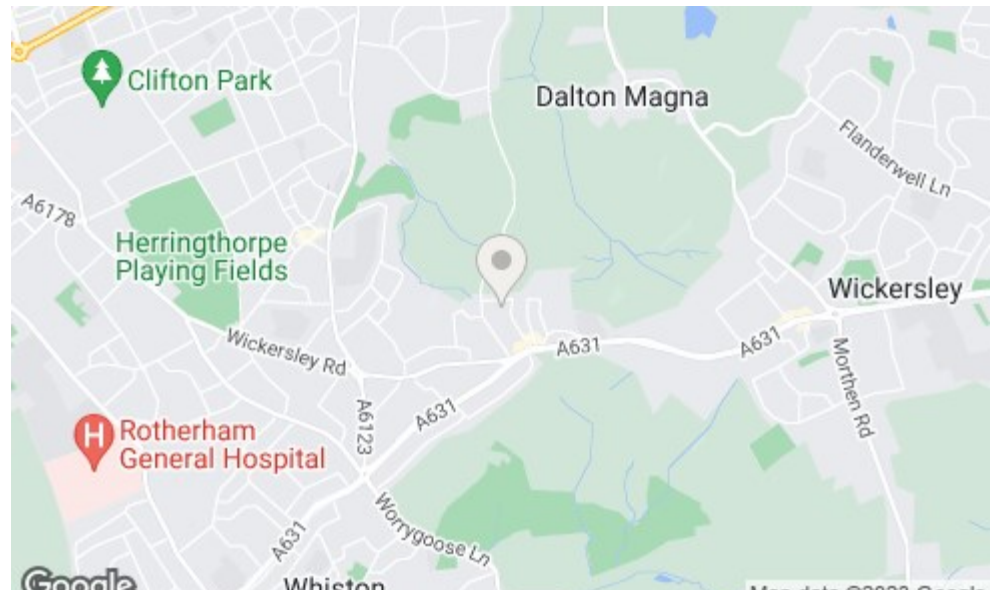
GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.3 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
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

EADON

5, Cavendish Close, Rotherham, S65 3HW

Offers In The Region Of £235,000

5 Cavendish Close, Brecks, Rotherham,
South Yorkshire, S65 3HW

Description

Situated within this ever popular cul de sac location is this delightful 3 bedroom semi detached home with rear conservatory & stunning modern bathroom.

Cavendish Close is situated less than a mile from the various amenities at 'The Brecks' & literally 'on the doorstep' to open woodland off Brecks Lane. Fronting is an area providing off road parking for several vehicles which continues to the side to the rear garage. Within the property is the front facing deep bay windowed living room housing a focal living flame gas fire & a feature arch through to the separate dining room. Patio doors give access to the rear conservatory. The kitchen has an array of fitted units together with an integral dishwasher & side courtesy door to the driveway.

To the 1st floor are 2 double bedrooms both with fitted wardrobes & a single bedroom with built in cupboards. Bedroom 2 also has a vanity/dresser unit along with the concealed wall mounted combination boiler. Without doubt, the best room in the house must be the bathroom. This modern bathroom houses a 4 piece suite fitted in 2021 with a separate shower cubicle, oval shaped bath & with 1/2 height pine effect panelling to the walls with contrasting floor covering. Loft access.

Outside to the rear is a tered lawned garden with a deck & patio areas. Enclosed to the sides this is a very child & pet friendly garden area.

All in all this is a tremendous property for the growing family or alternately for the young couple looking to get on the property ladder. A tremendous, sought after location and ELR don't expect this home to be around for long so call us now to book your viewing.

- A 3 bedroom semi detached house
- Cul de sac location
- Rear conservatory
- Rear single detached garage
- Beautiful modern 4 piece bathroom suite
- Spacious driveway for off road parking
- Enclosed rear lawned garden
- Close to The Brecks amenities & Beefeater restaurant
- Great home for the growing family
- Viewing highly recommended



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