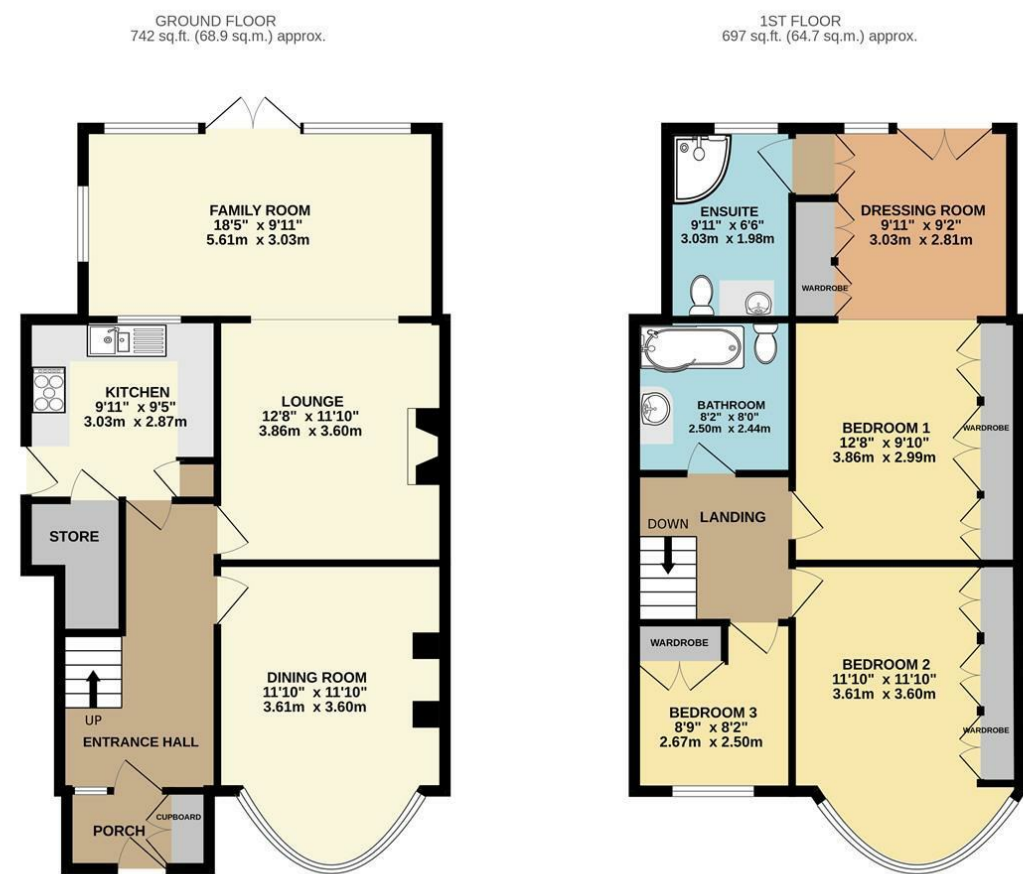




TOTAL FLOOR AREA: 1439 sq.ft. (133.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



231, East Bawtry Road, Rotherham, S60 4LH

Guide Price £300,000

231 East Bawtry Road, Rotherham, S60 4LH

Description
Guide Price £300,000 - £315,000
Experience the epitome of family living in this remarkable 3-bedroom semi-detached home, thoughtfully extended to the front and rear to create a haven of comfort and luxury. Nestled within close proximity to the Worrygoose Island, boasting a delightful array of shops and a convenience store, this residence exudes timeless elegance and modern convenience, offering a lifestyle of unparalleled refinement and sophistication.
Step past the inviting composite entrance door into a world of sophistication, greeted by a welcoming storm porch complete with a built-in shoe cupboard—a seamless blend of practicality and style. Beyond lies the entrance hallway, adorned with exquisite Karndean floor covering and adorned with magnificent solid wood internal doors, setting the tone for the elegant interiors that await.
Indulge in the luxury of three impeccably appointed reception rooms, each exuding an air of understated elegance and refined charm. The bay windowed dining room beckons with its graceful ambience and chic Karndean flooring, while the living room, enhanced by underfloor heating and a focal chimney breast housing a cast iron log burner, offers a cozy retreat for relaxation. With open plan to the magnificent sun lounge extension, a haven of tranquility with further underfloor heating and flooded with natural light, perfect for basking in the serenity of the rear garden.
Unleash your culinary creativity in the sleek modern kitchen, boasting a comprehensive range of grey gloss-finished units and high-end electrical appliances, while the under stair pantry/utility adds practical convenience to your everyday routine.
Ascend the staircase to discover a sanctuary of serenity on the first floor, where three generously proportioned bedrooms await. The rear-facing Principal bedroom, extended to create a spacious retreat, features French-style doors leading to a Juliet balcony, an abundance of glorious fitted wardrobes including a concealed TV recess and a dressing table together with an ensuite shower room adorned with sleek tiled floors and walls, underfloor heating, and a modern three-piece suite—a luxurious haven for relaxation and rejuvenation. The additional bedrooms, one double and one single, offer unparalleled comfort and ample storage space, with fitted wardrobes adding to the allure of these elegant sanctuaries. The family bathroom, a vision of contemporary elegance, is adorned with a modern white suite and a 'P' shape panelled bath, offering a luxurious retreat for relaxation, featuring tiled floors and walls, underfloor heating, and a built-in medicine cabinet for added convenience.
Step outside into the enchanting outdoor oasis, where a spacious driveway leads to the detached brick-built garage, providing ample parking space for vehicles. Pass the side composite double gates to the rear garden, enclosed and thoughtfully landscaped, invites leisurely outdoor living with a well-manicured lawn, garden shed, and a flagged patio area—a tranquil sanctuary for alfresco entertaining and leisurely relaxation.
Perfectly positioned for modern living, this residence offers unparalleled convenience, with close proximity to the M1 motorway junction 33 and Sheffield Parkway, ensuring seamless connectivity for commuters. Additionally, the property is within easy reach of shops, amenities, Post Offices, and Infant & Junior Schools, offering a lifestyle of unmatched convenience and comfort for discerning families.
In summary, this exceptional family property presents a rare opportunity to indulge in luxurious living, offering an unparalleled fusion of timeless elegance and contemporary comfort. An early internal viewing is highly recommended to fully appreciate the sheer magnificence of this exquisite residence—contact us now to embark on your journey to refined living.

- A very well presented and extended 3 bedroom semi detached family home
- Superb Principal bedroom with 'hidden' ensuite shower room
- Enclosed rear lawned garden with patio area
- Spacious driveway & detached single garage
- Fantastic rear sun lounge extension with rear garden access
- Log burner to living room & 'Nest' controlled heating.
- Google Nest to control heating & linked to front door bell
- Situated close to convenience store at Worrygoose Island
- A home ready to move straight in. Fantastic home for the growing family
- Freehold. Council tax band C

