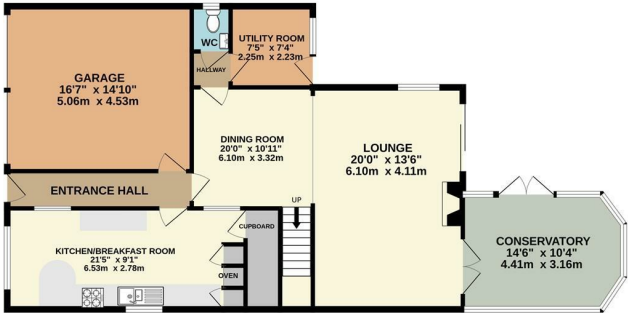
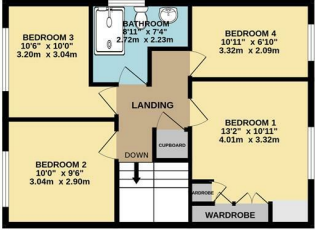


GROUND FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1709 sq.ft. (158.8 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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Offers Over £330,000

90 Lilly Hall Road, Maltby, Rotherham,
S66 8AT

Description
Welcome to this beautiful and spacious **FOUR BEDROOM DETACHED FAMILY HOME**, ideally situated in a popular location close to local amenities, shops, cafes, supermarkets, good schools and with easy access to the motorway network. This impressive property offers generous living spaces, modern design features, and a delightful outdoor area, making it perfect for comfortable family living.

Upon entering, you are welcomed into a bright and spacious hallway that seamlessly leads to each room on the ground floor. The well-decorated dining room, positioned slightly higher, offers a lovely sense of elevation before gently lowering into the cosy lounge area. This open-plan space is perfect for entertaining and family gatherings, with the lounge providing a relaxing retreat. From the lounge, patio doors open directly onto the garden, offering easy access to outdoor living. Additionally, French doors lead into a large conservatory, which serves as an additional living space filled with natural light, ideal for enjoying garden views all year round.

The modern kitchen diner is both practical and stylish, with sleek, glossy wall and base units and an abundance of integrated appliances. This spacious kitchen is designed with family life in mind, offering plenty of room for dining. Adjacent to the dining room is a separate utility room, providing space for a washer and dryer, ensuring laundry and household chores are kept out of the main living areas. The ground floor also features a conveniently located downstairs WC, ideal for guests, along with an integrated garage that offers secure parking and extra storage.

Upstairs, the home boasts four generously sized bedrooms, all tastefully decorated to create comfortable and private retreats for the entire family. The family shower room is simply stunning, featuring modern fixtures and luxurious finishes, making it a perfect space to unwind after a long day.

Outside, the home continues to impress with a large block-paved driveway at the front, providing ample parking and leading to a double garage. The rear garden is beautifully landscaped, offering a peaceful and private outdoor space surrounded by mature trees and bushes. At the bottom of the garden, there is a shed, providing practical storage for garden tools or equipment.

This delightful family home combines style, comfort, and convenience, making it an ideal choice for modern family living. Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer.

- FOUR BEDROOM DETACHED FAMILY PROPERTY
- IMPRESSIVE MODERN KITCHEN
- UTILITY ROOM & DOWNSTAIRS WC
- CONSERVATORY
- DOUBLE GARAGE
- CLOSE TO LOCAL AMENITIES
- FREEHOLD / TAX BAND D
- EARLY VIEWING IS HIGHLY RECOMMENDED

