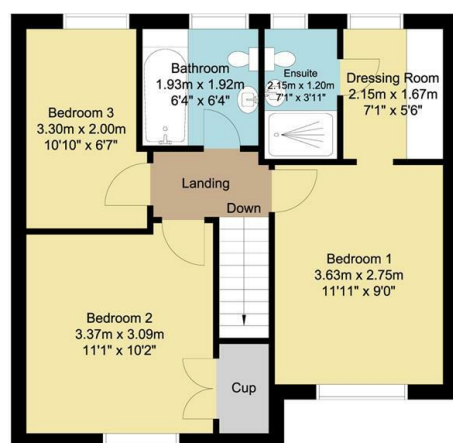
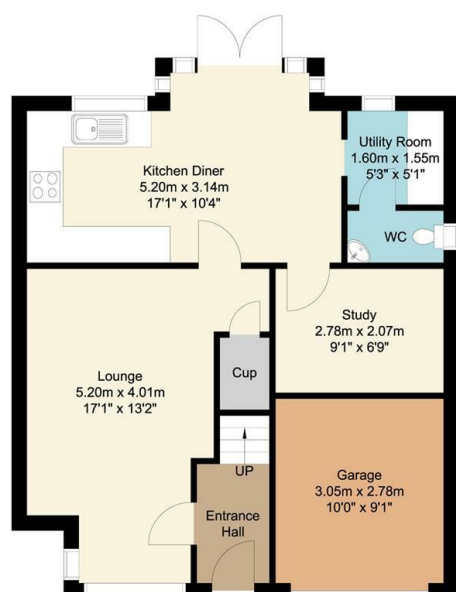


Ground Floor
54 sq m/581.25 sq ft
Approx.

First Floor
44 sq m/473.61 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
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

37, Banks Way, Rotherham, S60 5WR

Guide Price £300,000

37 Banks Way, Catcliffe, Rotherham,
S60 5WR

Guide Price £300,000 - £320,000

Welcome to this fabulous three-bedroom detached property, beautifully positioned within a highly sought-after residential development in Catcliffe. With excellent access to local amenities, schools, and the motorway network, this home offers the ideal blend of comfort, convenience, and contemporary living which is perfect for the modern family.

As you enter, the welcoming hallway leads you into a spacious and inviting lounge, filled with natural light and offering plenty of room for relaxation and family time. The stylish modern kitchen/diner forms the heart of the home, complete with integrated appliances and ample dining space, creating a wonderful setting for family meals and entertaining. Flowing seamlessly from the kitchen is a separate utility room, providing extra practicality, along with a convenient downstairs WC. A well-proportioned study adds even more versatility, making it perfect for home working or quiet retreat.

Upstairs, the property continues to impress with three good-sized bedrooms, each offering comfort and flexibility for family members or guests. The stunning master bedroom enjoys its own ensuite shower room as well as a dedicated dressing room, adding a touch of luxury. A lovely family bathroom serves the remaining bedrooms and finished to a high standard.

Outside, the front of the property benefits from a driveway providing parking for two cars, along with an integrated garage that offers further handy storage space. To the rear, you'll find a fully enclosed garden featuring a large patio area complete with a charming pavilion, perfect for outdoor dining and entertaining, plus a small lawned area ideal for children or relaxation.

Offering space, style and an exceptional location, this is a home that truly has it all. Early viewing is highly recommended to appreciate everything this wonderful property has to offer.

- Three bedroom detached property
- Beautifully appointed kitchen diner with French Doors
- Spacious Lounge
- En-suite and dressing room to the master
- Modern family bathroom
- Utility room and home office
- Popular residential estate in Catcliffe
- Early viewing is strongly recommended

