Ground Floor
52 sq m/559.72 sq ft
Approx.

First Floor
40 sq m/430.55 sq ft
Approx.

Outbuilding
14 sq m/150.69 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..
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EADON LOCKWOOD & RIDDLE
ESTº 1840



3, Hilldrecks View, Rotherham, S65 4RQ

Guide Price £325,000

3 Hilldrecks View, Ravenfield, Rotherham, S65 4RQ



Set within a peaceful and well-established residential estate in the heart of Ravenfield village, this attractive three-bedroom detached property offers a well-balanced combination of comfortable living accommodation, practical features and excellent outdoor space. Ideal for families, couples or those seeking a versatile home with excellent connectivity, the property is conveniently positioned close to reputable schools, local amenities and major motorway links, whilst enjoying the tranquillity of a quiet residential setting.

A bright and welcoming hallway provides an inviting introduction to the home leading to a thoughtfully designed kitchen with ample storage and generous work surface, providing a practical and functional space for everyday living and family life. The spacious lounge provides a comfortable setting for relaxing and entertaining, with plenty of natural light creating a bright and airy atmosphere. Generous proportions also allow the room to be utilised as a lounge/diner, offering flexibility to suit individual requirements. The conservatory is a particularly appealing addition to the home, providing a versatile space for entertaining, dining or simply enjoying views over the garden. With direct access to the private rear garden, it creates a seamless connection between the indoor and outdoor living spaces.

Upstairs, the property offers three well-proportioned bedrooms, each benefiting from fitted wardrobes, providing excellent built-in storage. The master bedroom enjoys the added luxury of a contemporary en-suite shower room, creating a comfortable and private retreat. The remaining two bedrooms offer excellent versatility and would be ideally suited to children, guests, or alternatively as a home office or study. A modern family bathroom serves the two further bedrooms and completes the first-floor accommodation.

Externally, the property benefits from a private driveway and garage, providing valuable off-road parking and additional storage. A particularly practical feature is the direct access between the rear garden and garage, creating an easy and convenient layout for everyday family life, gardening equipment, bicycles and general storage.

Offering generous and versatile accommodation across two floors, together with a private garden, garage and driveway, this delightful detached home provides an excellent opportunity to enjoy village living without compromising on convenience.

Viewings are highly recommended to fully appreciate the space at hand!

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Three-bedroom detached family home situated in the heart of Ravenfield village
- Bright and spacious lounge/diner providing a versatile family living space
- Inviting conservatory with direct access to the private rear garden
- Well-appointed kitchen with ample storage and generous work surfaces
- Convenient downstairs WC
- Master bedroom with fitted wardrobes and modern en-suite shower room
- Two further bedrooms benefit from fitted wardrobes, offering excellent storage
- Private driveway and garage, with convenient direct access to the rear garden
- Freehold/Tax Band C
- Early viewings are a must!











