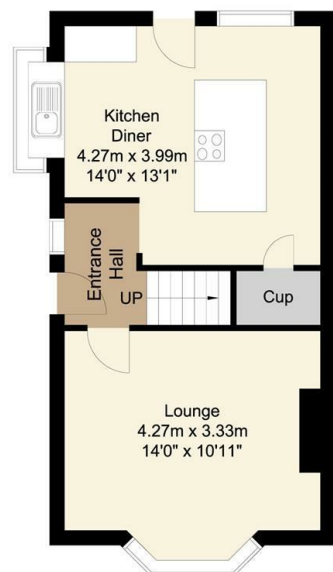
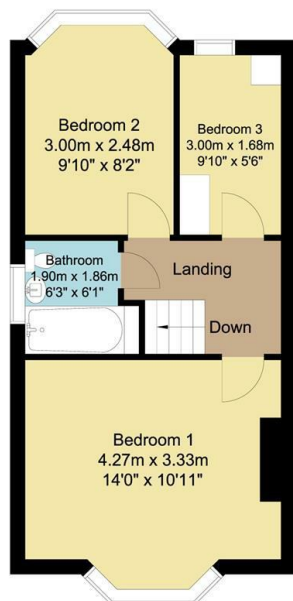


Ground Floor  
38 sq m/409.02 sq ft  
Approx.



First Floor  
38 sq m/409.02 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

1, Brecklands, Rotherham, S60 4JL

Guide Price £220,000



1 Brecklands, Brecks, Rotherham, S60 4JL

**Description**  
Guide Price £220,000 to £230,000 - Located in a the highly desirable neighbourhood, this beautifully presented three-bedroom semi-detached home is an ideal choice for those seeking a harmonious blend of modern living and comfort. The current owners have invested considerable time and effort into transforming the property, creating a space that is as stylish as it is functional, with every detail thoughtfully considered to suit contemporary family life.

At the heart of the home is the spacious open-plan dining kitchen, a truly stunning feature that sets the tone for the rest of the property. Boasting a large central island, this kitchen is perfect for both everyday family meals and special occasions. With an abundance of counter space and high-quality fixtures including dishwasher and washing machine, it's a dream for anyone who enjoys cooking or entertaining. The adjoining dining area creates an inviting space for social gatherings, while the open-plan design ensures that the flow between the kitchen, dining, and living areas fosters a sense of connection and openness throughout the home. The front living room is equally well-appointed, offering a quiet, comfortable retreat with a warm and welcoming atmosphere—a perfect place to relax, watch a movie, or enjoy a good book.

Upstairs, the home continues to impress with three generously sized bedrooms, each providing a peaceful sanctuary to unwind. The rooms have been thoughtfully designed with ample storage and space to accommodate the needs of modern living, whether it's a growing family or those seeking a home office or guest room. The family bathroom, which complements the rest of the home's aesthetic, features contemporary fittings and fixtures, offering both practicality and luxury in equal measure.

Externally, the property boasts a highly sought-after feature—off-road parking, ensuring convenience and peace of mind in this popular area. The generous rear garden is a true highlight of the property, offering ample space for children to play, pets to roam, or for hosting family and friends. A large decked area provides the perfect spot for al fresco dining, whether it's a summer barbecue, a quiet morning coffee, or an evening enjoying the outdoors. The garden beautifully extends the living space, seamlessly blending indoor and outdoor living, making it ideal for relaxation or entertaining guests.

In addition to its stunning interiors, this home is ideally located to take full advantage of the surrounding amenities and community spirit that Brecklands offers. Whether it's local shops, schools, or green spaces, everything you need is within easy reach. In conclusion, this remarkable home is the perfect choice for those looking for a stylish, functional, and spacious property with the added benefit of a generous outdoor space. Whether you're a young family, a couple, or someone looking to settle in a welcoming and well-connected area, this home offers everything you need for comfortable, modern living. Don't miss out on the chance to make this wonderful property your forever home.

- Prime location in a highly desirable neighbourhood, offering convenience and community spirit.
- Stunning open-plan kitchen with a large central island, ideal for family meals and entertaining.
- Inviting dining area and a cozy front living room, perfect for relaxation and socializing.
- Three generously sized bedrooms, each thoughtfully designed for comfort and modern living.
- Off-road parking and a spacious rear garden with a large deck, perfect for al fresco dining and outdoor activities.
- Excellent proximity to amenities, including local shops, schools, and green spaces, ensuring a well-connected lifestyle.

