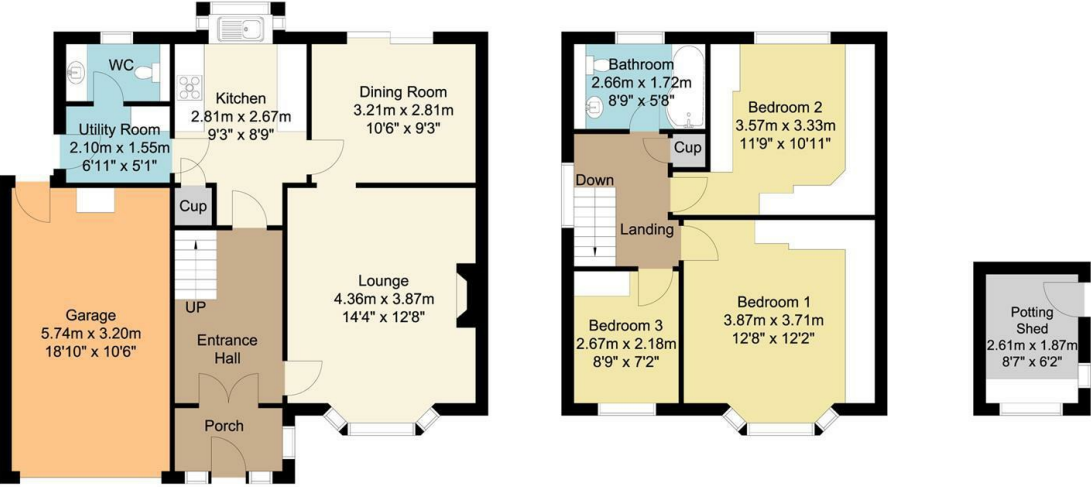


Ground Floor  
74 sq m/796.52 sq ft  
Approx.

First Floor  
45 sq m/484.37 sq ft  
Approx.

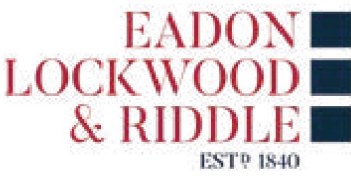
Outbuilding  
5 sq m/53.81 sq ft  
Approx.



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/ metersage if quoted on this plan. CP Property Services @2025



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42, Brookside, Rotherham, S65 3DL

Offers In The Region Of £265,000

42 Brookside, Rotherham, S65 3DL

**Description**  
Welcome to this beautifully extended three-bedroom semi-detached home, nestled in the highly sought-after Brookside area of Rotherham – a location prized for its community feel, excellent local amenities, and outstanding schools. This much-loved family home offers space, charm, and an enviable lifestyle both inside and out.

From the moment you arrive, you're greeted by the home's wonderful curb appeal. A smart and welcoming frontage, complemented by a neatly maintained driveway, mature shrubs, and attractive exterior brickwork, creates a lasting first impression. Set on a quiet residential street, this is a home that immediately feels safe, settled, and inviting.

Step inside and you'll quickly appreciate the care and attention that has gone into maintaining and extending this home over the years. It has been cherished by the current owners and now offers the perfect opportunity for a new family to create their own memories here.

The ground floor features two spacious and versatile reception rooms—ideal for family gatherings, entertaining guests, or simply relaxing in comfort. Large windows fill the spaces with natural light, creating a warm and welcoming atmosphere throughout. The kitchen, fitted with a comprehensive range of wall and base units with complementary work surfaces over, offers plenty of room for cooking, eating, and spending time together. This area is as practical as it is stylish.

Adding to the functionality of the ground floor is a downstairs WC and a utility room, providing extra convenience for busy family life and helping to keep the main living areas clutter-free.

Upstairs, you'll find three generously sized bedrooms, all tastefully decorated and offering peaceful retreats at the end of a busy day. Whether used as bedrooms, a home office, or even a creative space, they offer the flexibility today's families need. The bathroom is conveniently positioned and well-appointed for everyday use.

Outside, the rear garden is a true highlight—a private, mature space that offers a peaceful escape. Featuring established planting and space for outdoor seating or play equipment, this garden is ideal for children to enjoy or for those who love to relax and unwind in nature. A brick-built potting shed adds both charm and practicality—perfect for gardeners, hobbyists, or extra storage. With potential for further landscaping or development (subject to permissions), the garden is as versatile as the house itself.

In addition, the attached garage and off-road parking provide valuable practicality, with scope for conversion or extended living space should you wish to adapt the home further in the future.

Brookside is a location that's hard to beat. A strong sense of community, quiet leafy streets, and access to excellent local amenities make it a popular choice for families and professionals alike. The property is within easy reach of some of Rotherham's most reputable schools, both primary and secondary, making the morning school run a breeze.

For those who love the outdoors, there are beautiful parks, woodlands, and countryside walks just a short stroll away—perfect for weekend family adventures, walking the dog, or simply enjoying the fresh air. Local shops, cafes, and sports facilities are all nearby, and with excellent transport links to Rotherham town centre, Sheffield, and surrounding areas, it's a superb base for commuters too.

This is not just a house—it's a home with heart, ready to welcome its next owners. With its combination of charm, space, and location, it's a property that ticks every box for family living.

We highly recommend viewing this exceptional home to fully appreciate its warmth, character, and the lifestyle it offers. Don't miss the opportunity to make this special property yours.

- Located in sought-after residential area near top-rated schools and local amenities.
- Attractive curb appeal with a maintained driveway and mature front garden.
- Two versatile reception rooms filled with natural light and warmth.
- Spacious kitchen with ample storage and dining space.
- Private rear garden with seating area, and room for development.
- Garage, off-road parking, and great commuter access to Rotherham and Sheffield.

