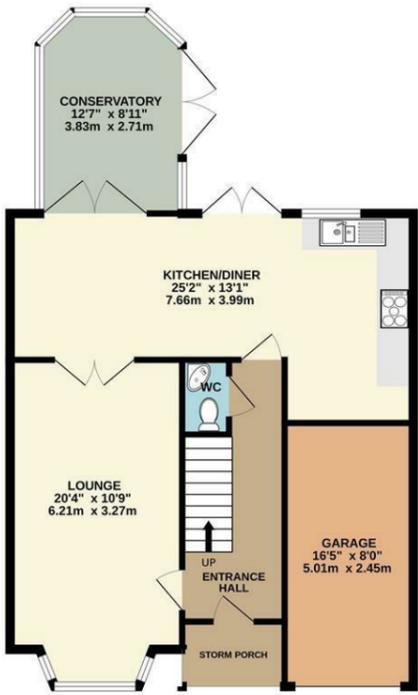
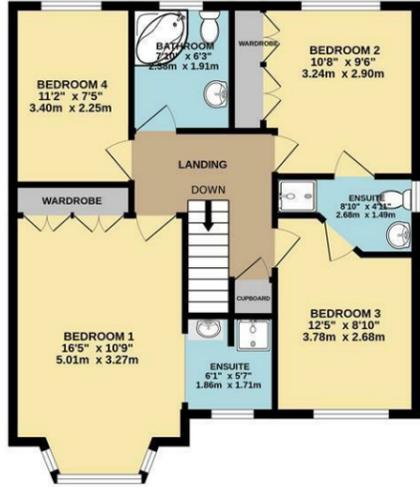




GROUND FLOOR  
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1512 sq.ft. (140.4 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.  
Made with Metropix v2.026

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& RIDDLE**  
ESTD 1840



3, Prominence Way, Rotherham, S66 3RZ

Guide Price £340,000

# 3 Prominence Way, Woodlathes, Rotherham, S66 3RZ

Description  
Guide Price £340,000 - £360,000

Situated on the ever-popular Woodlathes estate, this superb four-bedroom detached home occupies a prime position on a quiet residential street, making it an ideal choice for family living. The property benefits from excellent transport links to the M1 and M18, along with catchment for highly regarded schools, offering a highly convenient and sought-after location.

Offered with no onward chain, the property opens into a spacious and welcoming hallway, setting the tone for the accommodation throughout. To the front is a bright and airy lounge, flooded with natural light and featuring French doors that open seamlessly into the impressive dining kitchen, creating an excellent flow across the ground floor.

The stunning dining kitchen truly forms the heart of the home, boasting modern units, ample workspace and a generous dining area, with additional space for a cosy snug. Two sets of French doors further enhance the light and sense of space, one leading into the conservatory and the other opening directly onto the rear garden, ideal for both everyday family life and entertaining. A ground-floor WC and internal access to the integral garage complete the accommodation at this level.

To the first floor are four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a private en-suite. Bedroom two also features fitted wardrobes and, along with bedroom three, is served by a Jack and Jill bathroom. A separate family bathroom with a corner bath caters perfectly for busy households.

Externally, the front of the property offers a block-paved driveway providing off-road parking, complemented by a neat lawn and well-maintained shrub borders. To the rear, a raised patio creates an ideal space for outdoor dining and entertaining, with steps leading down to a private, lawned garden.

Whether you are a growing family or professionals seeking additional space, this exceptional home offers versatility, comfort and a highly desirable location.

Early viewing is highly recommended so contact us today to arrange your appointment!

- FABULOUS DETACHED FAMILY PROPERTY
- NO ONWARD CHAIN
- BEAUTIFUL OPEN PLAN KITCHEN DINER
- FOUR BEDROOMS, THREE BATHROOMS AND A DOWNSTAIRS WC
- CONSERVATORY
- WELL PRESENTED THROUGHOUT
- SOUGHT-AFTER LOCATION
- OFF ROAD PARKING AND INTEGRAL GARAGE
- FREEHOLD / TAX BAND E
- EARLY VIEWING IS HIGHLY RECOMMENDED

