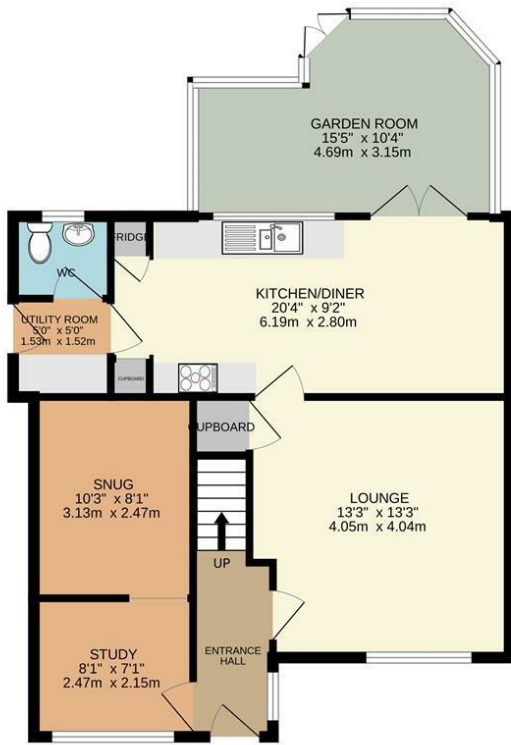
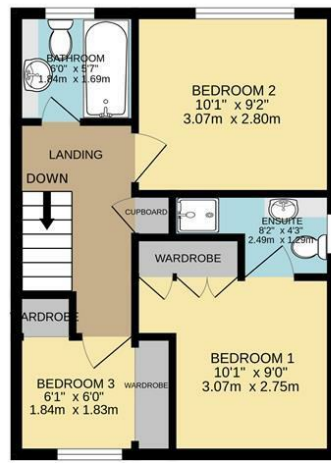


GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA - 1100 sq.ft. (102.2 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.  
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35, Broadlands, Rotherham, S66 1WD

Offers In The Region Of £295,000

# 35 Broadlands, Rotherham, S66 1WD

## Description

Situated on the ever-popular Broadlands Estate in Bramley, this beautifully presented three-bedroom detached home occupies a pleasant cul-de-sac position and offers spacious, versatile accommodation throughout. Conveniently located close to excellent local amenities, reputable schools, public transport links, and the M18/M1 motorway network, this property is perfectly suited to modern family living.

Upon entering the property, you are welcomed by an inviting entrance hall leading to a spacious front-facing lounge, providing the perfect space to relax and unwind. To the rear of the home is a stunning open-plan kitchen diner, fitted with a comprehensive range of integrated appliances and designed to create a sociable heart of the home. Flowing seamlessly from the kitchen is a generous sun room, flooded with natural light and offering delightful views over the rear garden.

Further ground floor accommodation includes a practical utility room and a convenient downstairs WC. The former garage has been thoughtfully converted to create a versatile home office, ideal for those working remotely, whilst retaining a useful partitioned storage area to the rear.

To the first floor, there are three well-proportioned bedrooms, including a superb principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a stylish family bathroom finished to a high standard.

Externally, the property is set back slightly from the road, enjoying an attractive frontage with off-road parking. To the rear is a lovely enclosed garden designed for low-maintenance living, featuring a patio seating area, AstroTurf lawn, and a selection of established shrubs and bushes, creating a pleasant outdoor space for entertaining and family enjoyment.

Properties in this sought-after location are always in high demand, offering easy access to local shops, schools, leisure facilities, public transport, and major motorway links.

Early viewing is highly recommended to fully appreciate everything this fantastic family home has to offer.

Call today to arrange your viewing.

- Beautifully presented three-bedroom detached family home
- Sought-after cul-de-sac location on the popular Broadlands Estate
- Spacious front-facing lounge
- Stunning kitchen diner with integrated appliances
- Bright and spacious sun room overlooking the rear garden
- Converted garage providing a home office and additional storage
- Master bedroom with en-suite plus a modern family bathroom
- Enclosed low-maintenance garden, off-road parking, and excellent access to local amenities, schools, and the M18/M1 motorway network
- Freehold / Council Tax Band D
- Early viewing is strongly recommended

