

Basement
35 sq m/376.73 sq ft
Approx.

Ground Floor
51 sq m/548.95 sq ft
Approx.

First Floor
49 sq m/527.43 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



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19, Whiston Vale, Rotherham, S60 4JJ

Offers In The Region Of £390,000

19 Whiston Vale, Whiston, Rotherham,
S60 4JJ

A rare opportunity has arisen to purchase this impressive four-bedroom detached home, positioned in a highly desirable area and enjoying a pleasant outlook towards nearby woodland. Offering this spacious and well-maintained accommodation throughout, and with no onward chain, the property benefits from a double garage, ample driveway parking, and a beautifully landscaped rear garden — making it an ideal choice for families seeking comfort, space, and convenience.

As you step inside, you're greeted by a welcoming entrance hallway that leads to a spacious lounge, featuring a stylish fireplace and patio doors opening onto a covered veranda — the perfect spot to relax and enjoy the surrounding greenery. The separate dining room is ideal for family meals or entertaining, with elegant French doors providing direct access to the rear garden.

The kitchen is both functional and modern, boasting a range of fitted units, integrated appliances, and a useful pantry for additional storage. A rear porch/utility area adds further practicality.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom includes fitted wardrobes, while the remaining rooms provide ample space for children, guests, or working from home. A tastefully appointed family bathroom serves all bedrooms.

Outside, a block-paved driveway provides generous off-road parking and leads to a double garage. The rear garden is a real highlight — featuring a large patio area ideal for outdoor dining or entertaining, with a tiered lawn beyond that offers privacy and space for the whole family to enjoy.

Conveniently located within easy reach of local shops, popular schools, public transport links, and the major road networks including the A57, M1, and M18, this property is perfectly placed for both everyday living and commuting.

Homes of this size and quality, especially in such a well-connected and pleasant setting, are rarely available. Early viewing is strongly recommended to fully appreciate all that this fantastic property has to offer.

- FABULOUS FOUR BEDROOM DETACHED FAMILY HOME
- NO ONWARD CHAIN
- DELIGHTFUL VERANDAH FROM THE LOUNGE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES AND PANTRY
- GOOD SIZED BEDROOMS WITH FITTED WARDROBES TO THE MASTER
- FABULOUS TIERED GARDEN WITH PATIO AREA
- DOUBLE GARAGE
- VILLAGE AMENITIES ONLY A SHORT WALK AWAY
- FREEHOLD / TAX BAND D
- EARLY VIEWING IS HIGHLY RECOMMENDED

