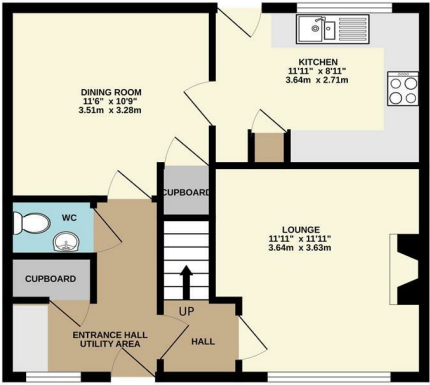
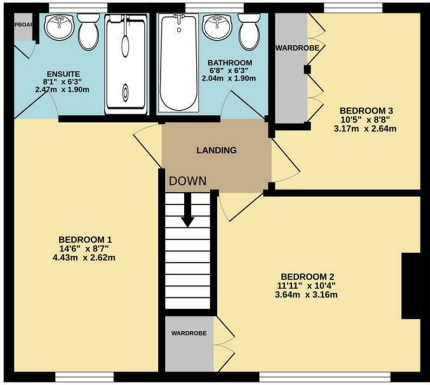


GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.5 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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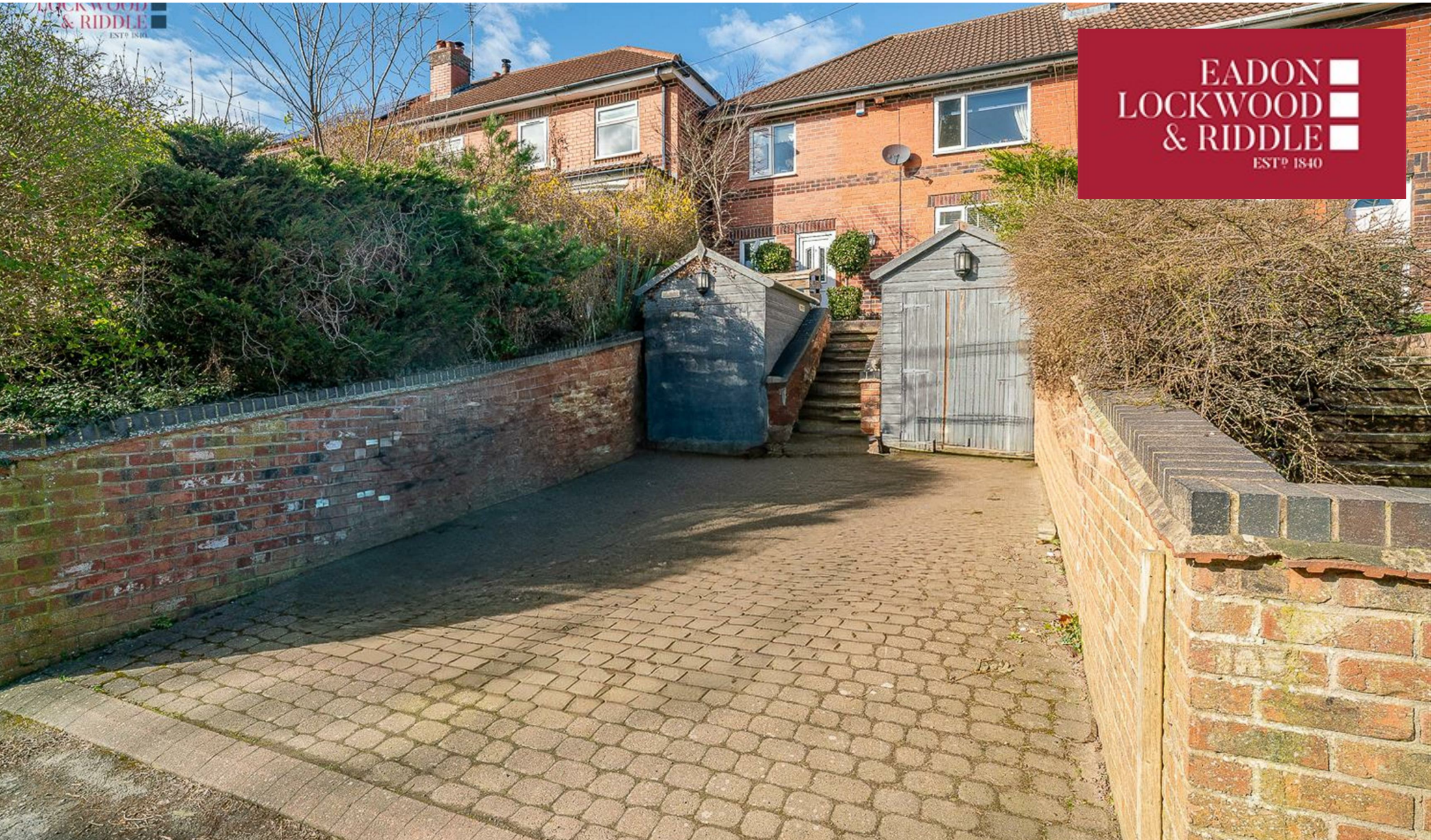
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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



7, Ashton Lane, Rotherham, S66 7AJ

Guide Price £230,000



7 Ashton Lane, Braithwell, Rotherham,  
S66 7AJ

**Description**  
Guide Price £230,000 to £250,000 - Situated in the picturesque and highly sought-after village of Braithwell, this beautifully presented three-bedroom home available with no onward chain offers the perfect blend of countryside charm and modern convenience. With Wickersley and major motorway links just a 10-minute drive away, this property provides easy access to local amenities while maintaining a tranquil village setting. The property welcomes you with a block-paved driveway offering off-street parking for two vehicles. Two secure, electrified sheds provide versatile storage options, perfect for a workshop, craft room, or bike store. A neatly maintained front yard, complete with a woodstore and vibrant potted plants, sets the stage for the charm that lies within. Stepping inside, the entrance hall immediately impresses with its thoughtful use of space. A practical utility area houses a washing machine and tumble dryer, along with a handy storage cupboard for coats and shoes. The downstairs WC has been stylishly decorated, adding a touch of elegance to the smallest room in the home. The heart of the home is the inviting dining room, featuring ample space for a large dining table. French doors open onto the stunning rear garden, seamlessly blending indoor and outdoor living. A discreet storage cupboard helps maintain a clutter-free space. The farmhouse-style kitchen boasts solid wood units, an integrated oven and hob, and space for a fridge freezer and dishwasher. A second garden access point ensures easy flow for entertaining or al fresco dining. Across the hall, the cozy lounge offers a warm and inviting atmosphere. A striking fireplace serves as a beautiful focal point, while the space allows for flexible furniture arrangement. Upstairs, the master bedroom is a true retreat, offering generous proportions and a sleek ensuite wet room with walk-in shower and stylish blue tiled flooring. The second double bedroom includes built-in storage, making clever use of space. The third bedroom, currently utilised as a dressing and reading room, features fitted wardrobes and serene views over the fields. The main bathroom continues the home's high standards with a fully tiled finish, a classic white suite, and a relaxing bathtub. The rear garden is a private haven, thoughtfully designed with low-maintenance slate-tiled flooring across two levels. Raised planted borders overflow with a variety of shrubs and greenery, providing year-round interest. Overlooking open fields, this outdoor space offers peace, privacy, and stunning views. This exquisite home, finished to an exceptional standard, is a rare find in such a desirable location. Arrange a viewing today to fully appreciate all it has to offer.

- Prime Location – Situated in Braithwell, close to Wickersley and motorway links.
- Spacious Living Areas – Dining room with French doors, cozy lounge with antique fireplace.
- Stylish Kitchen – Farmhouse-style with solid wood units, integrated appliances, and garden access.
- Three Well-Appointed Bedrooms – Master with ensuite, second with storage, third with scenic views.
- Outdoor Appeal – Private rear garden with slate-tiled flooring, raised planters, and open field views.
- Modern Conveniences – Utility area, stylish WC, off-street parking, and secure electrified sheds.

