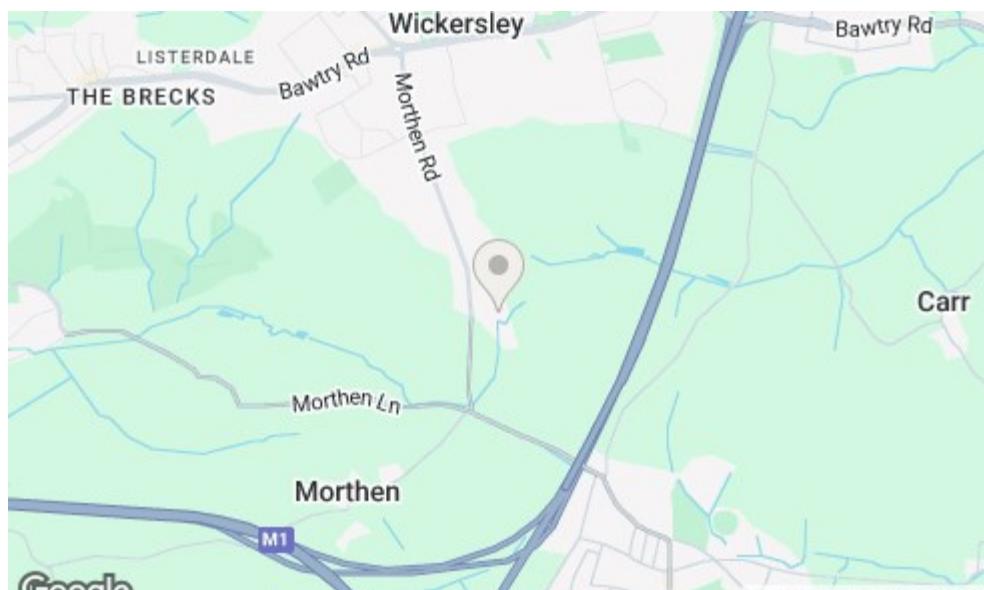


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied upon 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 mentioned if quoted on this plan.

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Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
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& RIDDLE**
ESTD 1840

**EADON
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21, Moat Lane, Rotherham, S66 1DZ

Offers In The Region Of £450,000

21 Moat Lane, Wickersley, Rotherham, S66 1DZ

Description

A rare opportunity to acquire this characterful four-bedroom detached bungalow, occupying a generous plot in the ever-popular area of Wickersley. Dating back to the 1930s and built by the renowned Joe Lister, this unique home offers a wealth of charm, space and, most importantly, huge potential for further development, subject to the necessary planning permissions.

The property has been extended from the original building and offers flexible accommodation throughout. Internally, the bungalow briefly comprises a front-facing lounge, a breakfast kitchen and a separate dining room, ideal for family living and entertaining.

There are four well-proportioned double bedrooms, one of which is currently used as a sitting room and benefits from patio doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Completing the accommodation is a shower room and a separate WC.

Externally, the property continues to impress. To the front is a lawned garden, while a long driveway provides ample off-road parking and leads to a detached double garage positioned to the rear. The standout feature is the exceptionally large rear garden, offering superb scope and versatility, with potential for a second dwelling or annex (STPP), making this an exciting prospect for families, developers, or those seeking multi-generational living.

Perfectly positioned in this highly sought-after location, the property enjoys close proximity to excellent schools, shops, restaurants, bars and transport links, all right on your doorstep.

This is a truly fabulous opportunity to purchase a home with character, space, and outstanding future potential in one of Wickersley's most desirable areas.

Please call today to arrange a viewing and fully appreciate everything this unique property has to offer.

- DETACHED BUNGALOW
- SUBSTANTIAL PLOT WITH DEVELOPMENT POTENTIAL (STPP)
- FOUR DOUBLE BEDROOMS
- SHOWER ROOM AND SEPARATE WC
- DOUBLE GARAGE AND LONG DRIVEWAY PROVIDING PARKING FOR MULTIPLE CARS
- HIGHLY SOUGHT-AFTER LOCATION
- FREEHOLD / TAX BAND E
- EARLY VIEWING IS ESSENTIAL

