



Middlewood Drive, Scholes Rotherham S61 2XY

Guide Price £380,000 to £390,000



- **Modern Detached Home, Peaceful Setting Backing Onto Woodland**
- **Quiet No Through Position with Off Road Parking & Garage**
- **Lounge with Double Doors to Spacious Open Plan Kitchen Diner - Access to Integral Garage**
- **Sun Room with Solid Roof & French Doors**
- **Four Bedrooms, Three Bathrooms & Downstairs WC**
- **Low Maintenance Rear Garden & Patio**
- **FREEHOLD / Council Tax Band E**
- **Solar Panel Sustainable Energy - Reduce your Electric bills!**

Situated within the highly sought-after area of Scholes, this modern detached family home occupies a peaceful position on a quiet no-through road, backing directly onto picturesque woodland.

Ideally located, the property offers excellent transport links to the M1 motorway, Sheffield and Rotherham, while a children's play park can be found just around the corner—perfect for family living.

The property is beautifully presented throughout and designed with modern, open-plan living in mind.

An entrance porch leads into the welcoming hallway, with access to a convenient downstairs WC. The heart of the home is the spacious open-plan kitchen diner, featuring French doors opening onto the rear garden and internal access to the integral garage. Double doors lead through to a comfortable lounge, while a substantial sun room with a solid roof provides additional versatile living space, also benefiting from French doors out to the garden. Stylish white French shutters to selected windows further enhance the home's contemporary feel and are included within the sale.

To the first floor, there are four generously sized bedrooms. The master bedroom benefits from fitted wardrobes and a modern en-suite shower room. Bedroom two also includes fitted wardrobes, while bedroom four enjoys its own en-suite shower room—ideal for guests or older children. A well-appointed family bathroom completes the accommodation.

Externally, the property offers ample off-road parking to the front along with car access to the integral garage. To the rear, a low-maintenance garden features artificial lawn and a patio seating area, all set against a tranquil woodland backdrop—perfect for relaxing or entertaining.

The property also benefits from the installation of solar panels, helping to improve energy efficiency and reduce electricity costs—an increasingly valuable feature for modern buyers, offering both environmental benefits and potential long-term savings on household bills.

This is an excellent opportunity to acquire a stylish, spacious home in a desirable location, ideal for growing families.





GROUND FLOOR
841 sq ft. (78.2 sq.m.) approx.

1ST FLOOR
648 sq ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1490 sq ft. (138.4 sq.m.) approx.

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If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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