

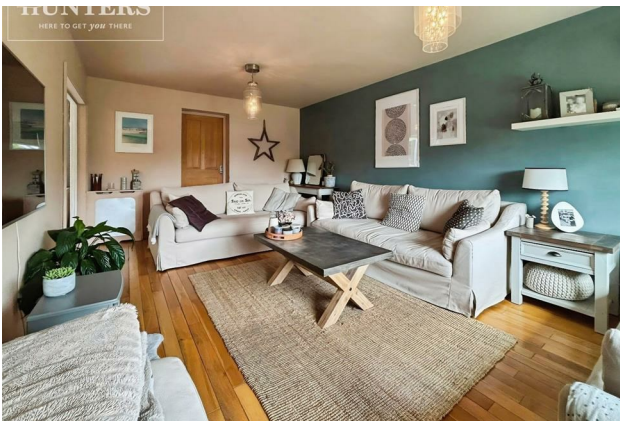
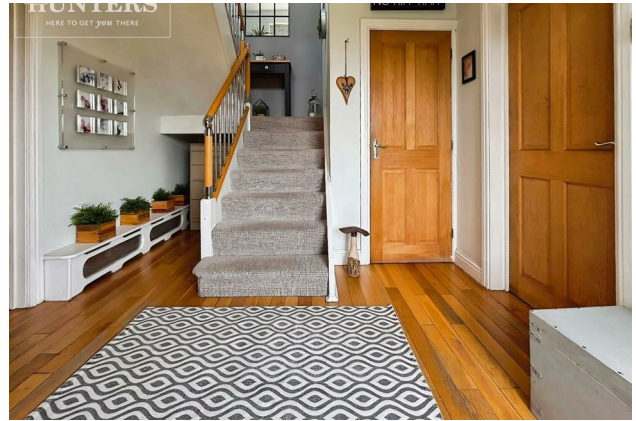
# HUNTERS®

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**1 Lodge Drive, Harley, Rotherham, S62 7UW**

**£495,000**

**Property Images**

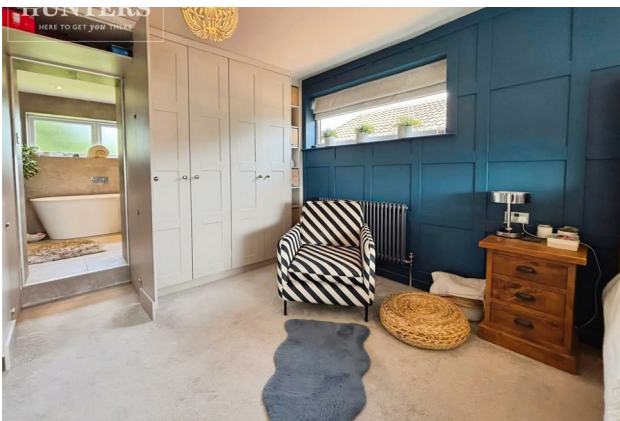
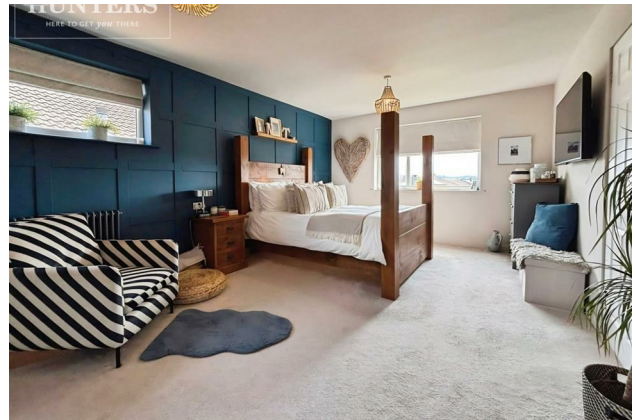




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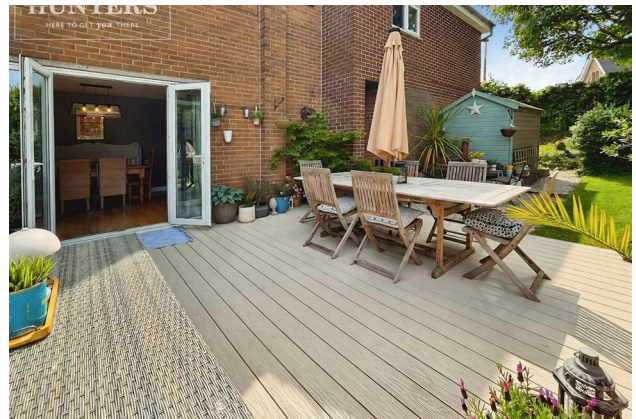
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## Property Images





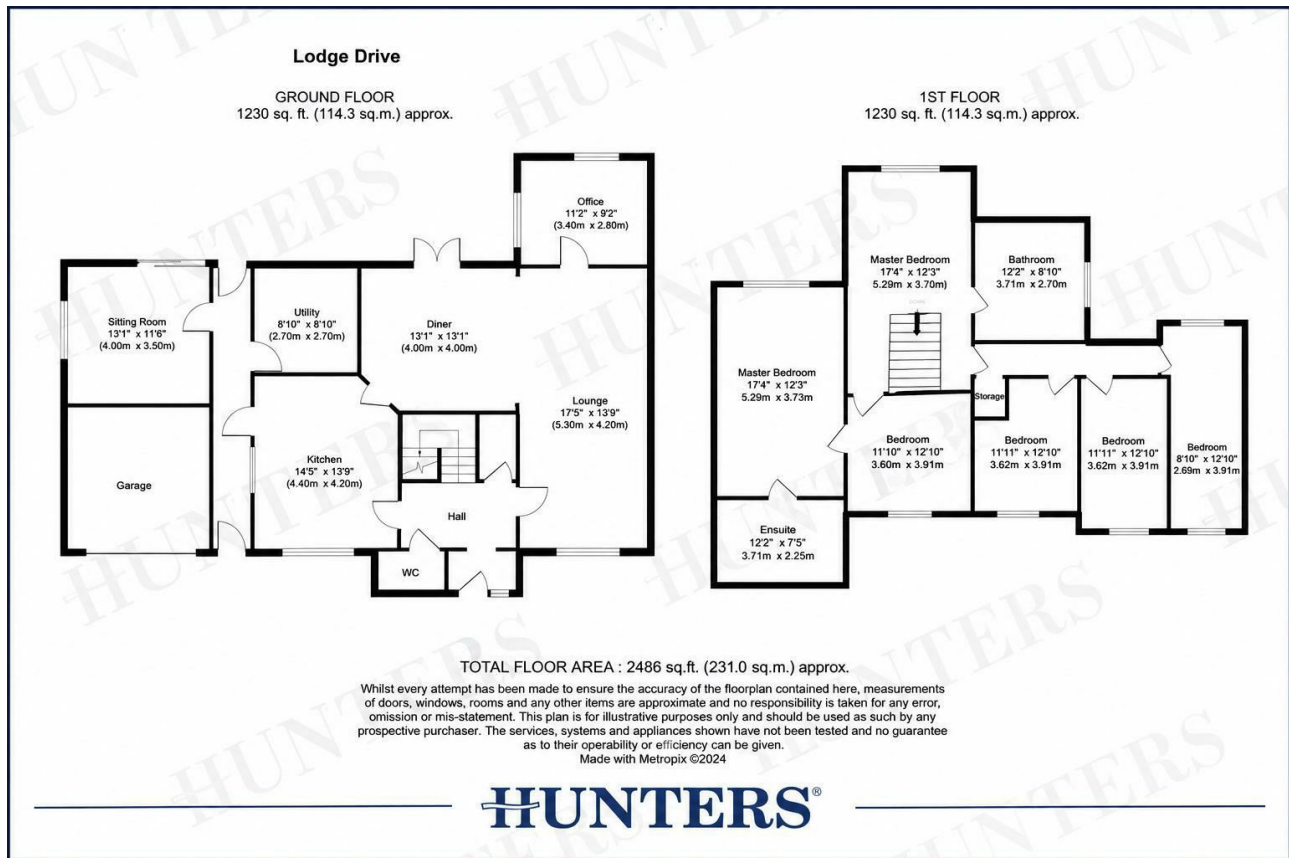
## Property Images





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## EPC

| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 2 Receptions: 4  
Tenure: Freehold

In the desirable neighbourhood of Lodge Drive, Harley, Rotherham, this stunning five-bedroom detached home presents an exceptional opportunity for families seeking both space and comfort.

Stepping through the front door, you are welcomed into a spacious entrance hall that sets the tone for the rest of the home. To the front of the property is a cosy and inviting living room, perfect for relaxing evenings, while the bright and airy dining room enjoys french doors that open directly onto the garden, creating an ideal space for entertaining and family gatherings. The modern kitchen is thoughtfully designed with both style and functionality in mind, with an impressive range cooker and integrated microwave, complemented by a separate utility room providing additional storage and laundry space. Completing the ground floor is a dedicated office, ideal for those working from home, along with a practical boiler room offering further convenience and a handy downstairs WC. The adjoining converted garage has been transformed into a cosy sitting room, providing a versatile additional living space ideal as a snug, playroom, or quiet retreat.

As you ascend the staircase, you will be greeted by a spacious landing that leads to five generously sized double bedrooms. The master suite is particularly impressive, featuring a hidden en-suite behind the wardrobes, complete with a walk-in shower and a luxurious freestanding bathtub. A well-appointed family bathroom, equipped with both a bath and shower, serves the remaining bedrooms, ensuring convenience for all.

The rear garden is a true highlight, offering a vast space with a charming seating area, ideal for alfresco dining or relaxing in the sun. The property also benefits from ample off-road parking, making it perfect for families with multiple vehicles. Harley is a charming and peaceful village that perfectly combines countryside living with excellent access to nearby amenities and transport and M1 links.

## Features

- Exceptional five-bedroom detached family home set within the peaceful village of Harley
- Spacious and versatile living accommodation, perfect for modern family life
- Stunning Dining Room featuring french doors opening onto the garden
- Five well-proportioned double bedrooms providing comfort for the whole family
- Luxurious principal bedroom with a concealed en-suite hidden behind fitted wardrobes, complete with a freestanding bath and walk-in shower
- Stylish and contemporary interiors finished to a high standard throughout
- Gorgeous plot featuring ample off road parking
- Enjoying a tranquil village setting while remaining within easy reach of the M1 motorway network
- A rare opportunity to acquire an impressive family home combining space, style, and an enviable location
- Book a viewing today to fully appreciate this stunning home, its space, quality, and fantastic setting in person.