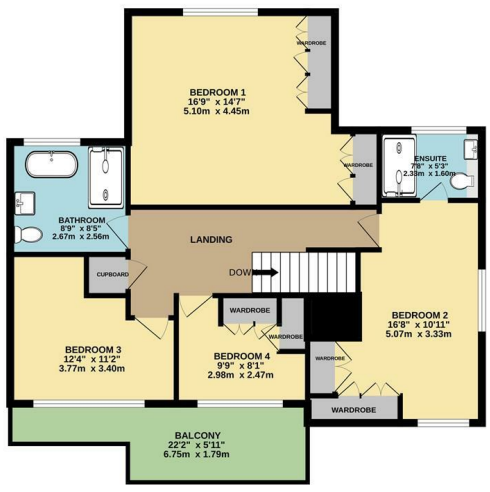
GROUND FLOOR
1039 sq.ft. (96.6 sq.m.) approx.



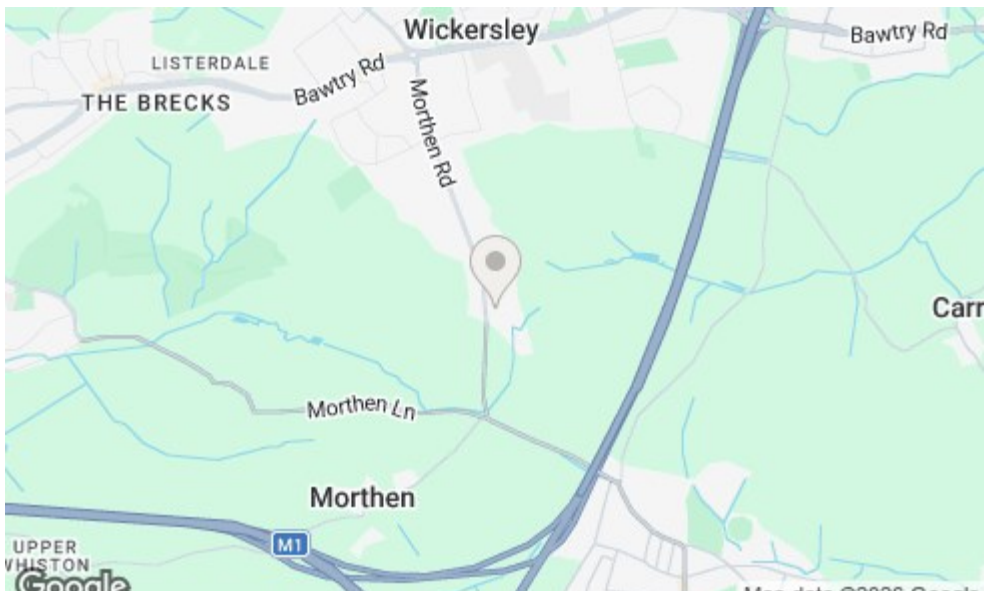
1ST FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 1891 sq.ft. (175.7 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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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

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Ceda Villa, Moat Lane, Rotherham, S66 1DZ

Offers In The Region Of £650,000

Ceda Villa Moat Lane, Wickersley, Rotherham, South Yorkshire, S66 1DZ

Description
A STUNNING FOUR-BEDROOM FAMILY HOME IN A PRIME WICKERSLEY LOCATION, WITH FAR-REACHING VIEWS

ELR are delighted to present this impressive four-bedroom family home, offering generous living space, a wealth of character and an enviable position in one of Wickersley's most sought-after locations. With far-reaching views, a private gated driveway, integral garage and a superb blend of spacious reception rooms and well-proportioned bedrooms, this is a home that offers so much for modern family living.

Ideally situated for highly regarded local schools, Wickersley's popular shops, restaurants and bars, as well as excellent transport links, the property combines a desirable setting with the space and flexibility that growing families are looking for.

The ground floor immediately impresses with its generous proportions and versatile layout. The breakfast kitchen is fitted with an extensive range of units, integrated appliances and a sleek induction hob, with ample room for a dining table to create a welcoming hub for everyday family life. The spacious lounge enjoys lovely views across the rear garden and beyond, with large patio doors drawing in natural light and creating a wonderful connection with the outdoors.

Double doors lead through to a further sitting room or dining room, providing valuable additional living space and featuring a charming log-burning stove – the perfect setting for relaxed evenings, family gatherings or entertaining friends. A separate utility room and ground-floor WC add further practicality, keeping the demands of busy family life neatly catered for.

Upstairs, four well-proportioned bedrooms provide excellent accommodation, complemented by fitted wardrobes and useful additional storage. The impressive principal bedroom enjoys far-reaching views and fitted wardrobes, while bedroom two benefits from its own en-suite shower room. Bedrooms three and four offer flexibility for children, guests or home working, with bedroom three enjoying direct access to the first-floor balcony – an ideal spot to take in the outlook. A stylish family bathroom completes the accommodation, featuring a beautiful clawfoot bath.

Outside, the property continues to make a lasting impression. Electric gates open onto a generous block-paved driveway, providing privacy and ample off-road parking, with an integral garage offering further storage or secure parking. The front garden is attractively arranged with a lawn, mature trees and established planting, creating an appealing approach to the home.

To the rear, the enclosed garden provides a lovely setting for relaxing and entertaining, with a long lawn framed by established greenery, a patio area for outdoor dining, plus a shed and greenhouse. The far-reaching views add another special dimension, creating a wonderful sense of space and privacy.

Combining an enviable Wickersley address, generous and versatile accommodation, attractive gardens and far-reaching views, this is a fantastic opportunity to secure a substantial family home in a location that continues to be highly sought after. Early viewing is strongly recommended to appreciate everything this property has to offer.

- Impressive four-bedroom family home in a sought-after Wickersley location
- Spacious breakfast kitchen with ample units, integrated appliances, induction hob, and dining space
- Generous rear-facing lounge with large patio doors and far-reaching garden views
- Versatile sitting/dining room with charming log-burning stove and double-door access
- Four well-proportioned bedrooms, including master with fitted wardrobes and scenic views
- Bedroom two with fitted wardrobes and en-suite; bedroom three with private balcony
- Stylish family bathroom featuring a classic clawfoot bath
- Private, enclosed gardens with electric gated driveway, integral garage, patio area, and uninterrupted views
- Freehold / Council Tax Band F
- Early viewing is highly recommended













