

Freehold

Asking Price: £650,000

Moorgate Road, Moorgate,
Rotherham, S60 3AZ



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

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EXCLUSIVE GATED DEVELOPMENT, SUPERB FAMILY HOME, OVER 3000 SQUARE FEET, FIVE BEDROOMS AND THREE BATHROOMS, PREMIER MOORGATE LOCATION!

Set within this exclusive gated development of five only detached homes a quite magnificent modern family home with beautifully appointed accommodation which extends to in excess of 3000 square feet including the double garage. With central heating and double glazing along with picture perfect enclosed rear gardens with sunny south westerly aspect the house has five bedrooms, two of which are en suite, fabulous kitchen with an array of appliances, quartz surfaces and bi fold doors to the rear. So well placed to be within easy reach of the M1 motorway and Sheffield centre making this an ideal commuter base in this premier Moorgate location.

Entrance Hall With double glazed front door, Karndean floor, under stairs storage and access door to the garage.

Study 3.13 x 2.32. (Minimum measurements excluding bay)

With front bay window and Karndean floor.

Lounge 5.61 x 5.02. With double glazed French doors to the rear and Minster style fire surround with open flame gas fire.

Dining Room 4.71 x 3.48. With Karndean floor and five side aspect obscure glass windows. Ceiling speakers.

Breakfast Kitchen 4.70 x 3.92. A quality fitted kitchen with a range of units in matt white with quartz tops and upstands and also breakfast area with quartz top and units below. Karndean floor, one and a half bowl sink unit, large tall integrated fridge, larder freezer and dishwasher. Cooking appliances by AEG of induction hob with extractor over, electric oven and combination microwave/oven. Spotlights to the ceiling and bi-fold doors opening to the rear.

Utility Room 3.08 x 1.42. With double glazed external door to the side, a range of shaker style fitted units with roll edge worktops, stainless steel sink with mixer tap and plumbing for washing machine. Tiling to the sink and work surface area and extractor fan.

Cloakroom/WC 1.66 x 1.41. With wc and wash basin in white, bespoke wooden top with cabinet, slate floor, extractor fan and wall tiling.

First Floor Landing With double door cylinder cupboard and stairs rising to the top floor bedroom.

Master Bedroom 5.04 x 4.09. (Minimum measurements excluding long doorway recess) A superb master suite with rear aspect, fitted wardrobe and air conditioning.

Dressing Room 2.38 x 1.92. With fitted wardrobes, dressing area with mirror, corner glass shelving and open plan cupboards.

En Suite Bathroom 2.73 x 1.81. With full suite comprising wc, wash basin, jacuzzi bath with mixer shower and also corner shower enclosure. Karndean floor, full wall tiling, extractor fan and towel rail/radiator.

Guest Bedroom Two 4.96 x 4.50. With twin front aspect windows.

Dressing Room 2.04 x 2.00.

En Suite Shower Room 1.98 x 1.71. With wc, wash basin with vanity and corner shower enclosure. Extractor fan and wall tiling.

Bedroom Three 4.70 x 3.93. With front aspect.

Bedroom Four 4.73 x 3.94. With rear aspect and air conditioning.

Bedroom Five 5.75 x 4.36. A top floor bedroom offering versatility of use. This large room includes Velux roof lights, eaves storage and adjacent wc.

WC 2.53 x 0.97. With wc, wash basin and extractor fan.

Outside To the rear of the property are beautiful enclosed lawned gardens of good extent with sunny south westerly aspect. The mainly lawned gardens have stone paved patio, retaining stone walls and a wide variety of trees, flowers and shrubs.

There is a large timber garden store with light and power and external lighting and power to the house. There are gated pathways to either side of the house, one with outside tap. The development has secure automated gated entry and to the front of the house is an extensive block paved drive providing off road parking for several vehicles along with carport and adjacent impressive palm tree. Attractive walled bed extend to the northern boundary back towards the entry gate.

Double Integral Garage 5.52 x 5.00. With automated entry door, light, power, gas boiler and access door back to the entrance hall.



- SUPERB FAMILY HOME
- EXCLUSIVE GATED DEVELOPMENT
- BEAUTIFUL SOUTH WESTERLY REAR GARDENS
- DOUBLE GARAGE
- FIVE BEDROOMS, TWO EN SUITE
- OVER 3000 SQUARE FEET
- CLOSE TO SHEFFIELD AND M1

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

