

Woodfoot Road, Moorgate, Rotherham, S60  
Freehold Asking Price: £525,000



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

[www.lincolnralph.com](http://www.lincolnralph.com)

# Woodfoot Road, Moorgate, Rotherham, S60

## JUST ONE LOOK IS ALL IT WILL TAKE TO BE SOLD ON THIS DECEPTIVELY SPACIOUS FIVE BEDROOM DETACHED DORMER STYLE PROPERTY!

Only by an internal inspection will the generous and deceptively spacious accommodation on offer be fully appreciated. The property has been extended to form a five bedroom detached dormer style residence and boasts exceptional standards within. Being located on the ever popular Duke of Norfolk development within the heart of the sought after district of Moorgate and enjoys a convenient position within a short drive of Rotherham Hospital and the M1 motorway network at junction 33. The stunning accommodation briefly comprises an entrance hallway, lounge, family room, breakfast kitchen, family bathroom and a ground floor bedroom. To the first floor is a landing, four bedrooms, family bathroom and a WC. Outside the home occupies a generous plot with mature rear gardens and ample off road parking by way of a crescent driveway and garage. Don't miss out! Call Lincoln Ralph today to arrange your viewing!

**Entrance Hall** A light and welcoming hallway with front facing double glazed entrance door, downlights to the ceiling and a radiator. There is a useful storage cupboard, doors open to the lounge, bedroom, bathroom and kitchen. Stairs rise to the first floor landing.

**Lounge** 7.63 x 3.93. A spacious room with a modern multi fuel burner inset to the wall. Having coving to the ceiling, front facing UPBV double glazed window and a radiator. The room opens to the family room.

**Family Room** 8.11 x 3.0. Taking in views over the extensive rear garden and having tiling to the floor and downlights to the ceiling. There are two side facing UPVC double glazed windows, two rear facing UPVC double glazed windows along with rear facing UPVC double glazed French doors. In addition the room has fitted base units with a work surface housing plumbing for a washing machine along with a side facing UPVC double glazed entrance door. The room opens to the kitchen.

**Breakfast Kitchen** 4.52 x 3.0. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and half bowl stainless steel sink with mixer tap. There is an integrated four ring induction hob with extractor hood over, two built in electric ovens, space for American style fridge freezer and an integrated dishwasher. Having tiling to the floor, downlights to the ceiling, breakfast bar and a radiator.

**Ground Floor Bedroom** 3.91 x 3.57. Front facing UPVC double glazed window and a radiator.

**Ground Floor Bathroom** 3.95 x 1.79. A beautifully appointed bathroom that is fitted with a white suite comprising a shower cubicle with monsoon shower, duel ended bath, vanity wash hand basin and a low flush WC. Having tiling to the walls and floor, downlights to the ceiling, heated chrome towel rail and a rear facing UPVC double glazed window.

**Landing** Front facing UPVC double glazed window and a radiator. Doors open to the bedrooms, bathroom and WC.

**Bedroom** 3.93 x 3.81. Side facing UPVC double glazed window and a radiator.

**Bedroom** 3.97 x 3.82. Side facing UPVC double glazed window and a radiator.

**Bedroom** 4.31 x 2.34. Having a double glazed skylight, rear facing UPVC double glazed window and a radiator.

**Bedroom** 3.68 x 2.33. Having a double glazed skylight, rear facing UPVC double glazed window, wood effect laminate flooring and a radiator.

**Family Bathroom** 1.85 x 1.47. Fitted with a white suite comprising a panelled bath with shower over, low flush WC and a vanity wash hand basin. Having tiling to splashback height, extractor fan and a heated chrome towel rail.

**WC** Fitted with a white low flush WC, vanity wash hand basin, tiling to the walls and a heated chrome towel rail.

**Outside** The residence occupies a generous size plot set back from the road and has gated access to a crescent driveway that in turn leads to a tandem garage and an additional driveway that would be ideal for a motor home or caravan. The front garden is well appointed and mainly laid to lawn with a mixture of shrubs. A large rear garden is a genuine highlight of the accommodation and has a raised flagged patio opening to the attractive lawned garden that is bordered by mature trees and shrubs.

**Tandem Garage** 9.34 x 2.78. Having two side facing double glazed windows, up and over door, power, lighting and a wall mounted central heating boiler.

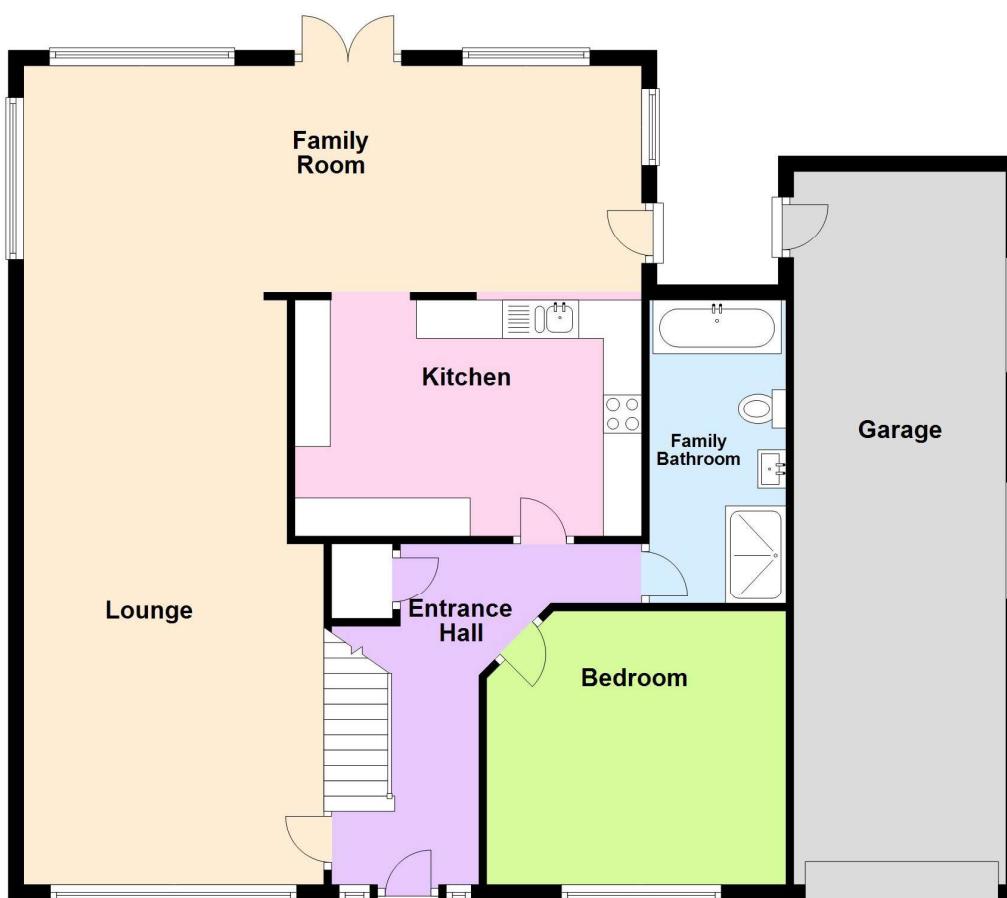


- Five bedroom detached dormer style property
- Deceptively spacious
- Two bathrooms
- Boasting exceptional standards within
- Generous plot
- Sought after location
- Well placed for M1 and Rotherham Hospital
- Viewing is highly recommended!

### 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.

### Ground Floor



### First Floor



Total area: approx. 193.5 sq. metres (2083.0 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.