



LINCOLN RALPH



# Moorgate Road, Moorgate, Rotherham, S60

Enjoying a prestigious Moorgate location is this substantial five bedroom, five bathroom detached bungalow that occupies a generous size plot exceeding 1/4 of an acre. The possibilities are endless with this exceptionally versatile piece of accommodation that is perfectly located to access Rotherham Hospital, along with the M1 motorway network and Sheffield City centre. The property briefly comprises an entrance hall, lounge, dining room, fitted kitchen, utility/breakfast room, sitting/garden room, master bedroom with en-suite shower room, two further bedrooms with en-suite and two additional bedrooms, shower room and family bathroom. There are four useful rooms to the loft area and externally the residence benefits from remote gated access to a large driveway with turning head. There are extensive mature gardens to the front and rear. Viewing is an absolute must to fully appreciate the accommodation on offer. Call Lincoln Ralph today!

**Entrance Hall** Front facing UPVC double glazed entrance door and a radiator. Doors open to the utility/breakfast room, shower room, kitchen and the lounge. **Utility/Breakfast Room** 2.64 x 2.04. Fitted with a range of wall mounted and base level units with work surfaces incorporating sink unit with mixer tap. Having an integrated double electric oven, water cooler along with plumbing for a washing machine and dryer. There are downlights to the ceiling and a cupboard houses the central heating boiler. A door opens to bedroom five/study. **Bedroom 5/Study** 3.32 x 2.80. Having coving and downlights to the ceiling along with front and side facing UPVC double glazed windows. **Shower Room** 3.03 x 1.12. Fitted with a white suite comprising a shower enclosure, low flush WC and a wash hand basin. Having tiling to the walls and floor, downlights to the ceiling, extractor fan and a radiator. **Lounge** 6.64 x 5.59. A spacious room that has a stone mantle set over a brick chimney breast recess and incorporating a multi fuel stove. Having coving and downlights to the ceiling, two side, one rear facing UPVC double glazed windows and a radiator. A door opens to the rear lobby and the dining room. **Dining Room** 6.03 x 4.56. (The first measurement is the maximum measurement and reduces to 4.53) A pleasant room that takes in lots of natural light via the UPVC double glazed bay window and rear facing UPVC double glazed window and entrance door. There is a focal tiled fire surround with electric fire and a radiator. The room is open plan to the kitchen. **Kitchen** 5.25 x 2.46. (The latter measurement increases to 3.76) Fitted with a range of wall mounted and base level units with work surfaces incorporating a double sink unit with mixer tap. There is an integrated four ring gas hob with extractor hood over, built in double electric oven, integrated microwave, fridge and dishwasher. Having tiling to splashback height, breakfast bar, coving and downlights to the ceiling, Karndean flooring and a front facing UPVC double glazed window. A doorway opens to the inner hallway. **Rear Lobby** There is a radiator and a UPVC double glazed entrance door opens to the rear garden. A door opens to the master bedroom. **Master Bedroom** 5.84 x 4.15. Having a UPVC double glazed window and entrance door overlooking the rear garden. In addition there are two radiators. A door opens to the en-suite wet room. **En-Suite Shower Room** 2.33 x 1.74. Fitted with a white low flush WC, wash hand basin and a shower area. Having tiling to the walls, downlights to the ceiling, side facing UPVC double glazed window and a heated chrome towel rail. **Inner Hallway** Stairs rise to the loft rooms and doors open to the sitting/garden room, remaining bedrooms and the family bathroom. **Sitting/Garden Room** 5.42 x 2.36. (The first measurement is the maximum measurement) Rear facing UPVC double glazed French door, plumbing for a washing machine and a radiator. **Bedroom 2** 4.29 x 3.27. Having a timber framed double glazed window, coving to the ceiling and a radiator. A door opens to the en-suite. **En-Suite Shower Room** 4.33 x 0.81. Fitted with a white low flush WC, wash hand basin and a shower enclosure. In addition there is a UPVC double glazed window and a radiator. **Bedroom 3** 4.25 x 2.52. Having a vanity unit with a wood block top incorporating a Belfast sink. Front facing timber framed double glaze window, coving to the ceiling and a radiator. **Bedroom 4** 3.65 x 3.32. Having coving to the ceiling, front facing timber framed double glazed window and a radiator. A door opens to the en-suite WC. **En-Suite WC** 2.02 x 1.23. Fitted with white low flush WC and a wash hand basin along with a glass block window. **Family Bathroom** 2.40 x 1.66. Fitted with a white suite comprising a P shaped bath with shower screen and shower over, low flush WC and wash hand basin. Having tiling to the walls and floor, front facing UPVC double glazed window, extractor fan and a radiator. **Loft Room 1** 4.42 x 2.32. Having a double glazed skylight, radiator and a wash basin. **Loft Room 2** 3.89 x 2.27. Double glazed skylight. **Loft Room 3** 3.63 x 2.20. Double glazed skylight and a wash hand basin. **Loft Room 4** Double glazed skylight and a radiator. **Outside** The residence stands in extensive grounds extending to in excess of 1/4 of an acre and is approached through remote controlled electric gates to a long tree lined driveway with turning head. The front garden is laid to lawn with a variety of mature trees and shrubs. A timber work shop is located to the front and there is path access to the rear down both sides of the property. At the rear is a private and enclosed garden that comprises a patio overlooking a sizable lawned garden with shrub and tree borders with steps rising to a vegetable plot. There are multiple external power points, outside tap and an E/V charging point.



- Substantial detached bungalow
- Five bedrooms, five bathrooms
- Beautiful plot in excess of 1/4 of an acre
- Remote gated access to driveway with turning head
- Prestigious location
- E/V charging point
- Perfectly placed to access Rotherham hospital
- Ideally located for the M1 motorway network
- 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

