



# Moorlands, Wickersley, Rotherham, South Yorkshire, S66

## SIMPLY STUNNING! SUBERB FAMILY HOME, FABULOUS LOCATION, 2400 SQUARE FEET, FOUR BEDROOMS AND TWO BATHROOMS, BEAUTIFUL GARDENS, DRIVE AND GARAGE.

Stature and size abound within this superbly appointed detached family home which is located in this ever sought after and prestigious development. With accommodation of huge versatility and exacting standards throughout this wonderful home has central heating and double glazing, three reception rooms, four bedrooms including master en suite, fitted breakfast kitchen and much, much more. Affording catchment for very well regarded junior and senior schools the location allows easy access to shops, restaurants and bars within the vibrant village centre along with an array of countryside walks. Both the M1 and M18 motorways are within ten minutes drive. An absolute must view!

**Entrance Porch** With composite front door and cloaks cupboard.

**Front Entrance Hall** A split level hall with entrance door (to porch), oak floor and stairs rising to the first floor.

**Side Entrance Lobby** With composite side entrance door and oak floor.

**Cloakroom/WC** 2.10 x 1.32. With wc and wash basin in white. Tiled floor, half wall panelling, rear window, and cloaks cupboard.

**Lounge** 4.53 x 3.85. A lovely living room with front window and focal marble fireplace with pebbled effect open flame gas fire.

**Inner Lobby** With oak floor and access to the garage and gym room.

**Gym Room** 3.45 x 2.68. With no window.

**Sitting Room** 6.46 x 3.20. With laminate floor and French doors opening to the rear.

**Laundry/Boot Room** 2.83 x 2.83. With rear window, composite rear door and Karndeian floor. Fitted storage cupboards, granite effect worktops and upstands, one and a half bowl sink with mixer tap and plumbing for washer.

**Dining Room** 3.33 x 3.23. With tiled floor and double door store cupboard.

**Sun Room** 3.72 x 2.56. Open plan to the dining room and providing a lovely sitting area overlooking the rear garden. This room has a solid roof with Velux roof lights and downlights.

**Breakfast Kitchen** 6.28 x 2.71. With an extensive range of grey gloss finish units with breakfast bar, Quartz worktops and upstands. Two side and one front window, one and a half bowl sink with mixer tap and concealed gas boiler. Integrated appliances comprise fridge freezer, dishwasher, induction hob with extractor and double electric oven.

**First Floor Landing** With rear window and deep store cupboard.

**Master Bedroom** 4.55 x 3.64. (Maximum measurements)

With front arched Cathedral window.

**Walk in Wardrobe** With pressurized hot water cylinder.

**En Suite Shower Room** 3.00 x 1.20. With wc, wash basin with drawers beneath and walk in shower area with monsoon head shower and folding glass screen. Side window, towel rail/radiator, fully tiled floor and walls.

**Bedroom Two** 4.48 x 4.13. (Maximum measurements)

With two front windows and fitted wardrobes.

**Bedroom Three** 3.65 x 2.98. (Minimum measurements to wardrobes)

With rear window and fitted wardrobes.

**Bedroom Four** 4.77 x 2.95. (Maximum measurements)

With two side windows and access to the insulated loft.

**Bathroom** 3.10 x 2.37. With wc, wash basin with vanity beneath, bath and walk in shower area with monsoon head shower and glass screen. Towel rail/radiator, fully tiled floor and walls and extractor fan.

**Outside** To the front of the property is a walled shrub bed and block paved dual entry crescent driveway which provides off road parking and access to the garage. There is a York stone paved pathway to the Eastern elevation which provides front to rear access. The pathway continues to the rear into a paved patio area with retaining walls and lawned gardens of good extent. A paved path leads from the patio to the rear of the garden and the log cabin.

**Log Cabin** 3.56 x 3.00. With decked frontage, double glazed entry doors, bar area, external bar serving hatch, lighting and power. Whether a party room or quiet space this is a lovely feature of the garden ideal for outside entertaining.

**Garage** 5.40 x 2.77. With roller entry door, lighting, power and access door back to the inner lobby.



- Detached family home
- Superbly appointed throughout
- Four bedrooms and two bathrooms
- Three reception rooms
- Beautiful gardens with log cabin
- Dual entry drive with garage
- Close to village centre, M1 and M18

### 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

Approx. 142.9 sq. metres (1538.5 sq. feet)



### First Floor

Approx. 92.3 sq. metres (993.6 sq. feet)



Total area: approx. 235.2 sq. metres (2532.2 sq. feet)

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