



25 Woodfoot Road, Moorgate, Rotherham, S60 3DZ

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Guide Price £425,000-£450,000
Situating upon the ever popular & sought after Duke of Norfolk Estate & within a couple of miles of the Sheffield Parkway & M1 motorway, is this 4 bedroom detached family home which has been significantly extended by our current vendors to include a further reception room, ground floor WC & en suite bedroom.
With accommodation over 4 levels, this deceptively spacious family home truly warrants an internal inspection to appreciate the size of accommodation on offer which includes a lovely spacious dining kitchen with a comprehensive range of fitted units with integrated appliances & french style doors onto the deck area. On this floor is also the WC, office & laundry room whilst steps from the hallway lead down to the living room & family/games room.
The bedrooms are split over 2 floors, with an en suite bathroom to the main bedroom.
A block paved driveway to the front & double attached garage. Rear enclosed garden & raised decking area

- A 4 bedroom detached family home
- Ground floor WC
- Home office
- Fitted/built in wardrobes to all bedrooms
- Attractive modern family bathroom in white with electric shower over bath
- Attractive modern en suite to main bedroom with 'P' shape bath & overhead shower
- Double attached garage
- Solar Panels
- Within 1 mile of Rotherham Hospital & very close to Boston Woods
- Catchment for Sitwell School & Oakwood Comprehensive

