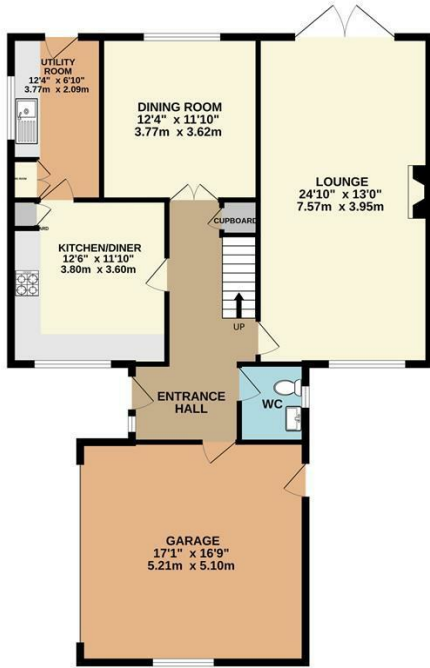
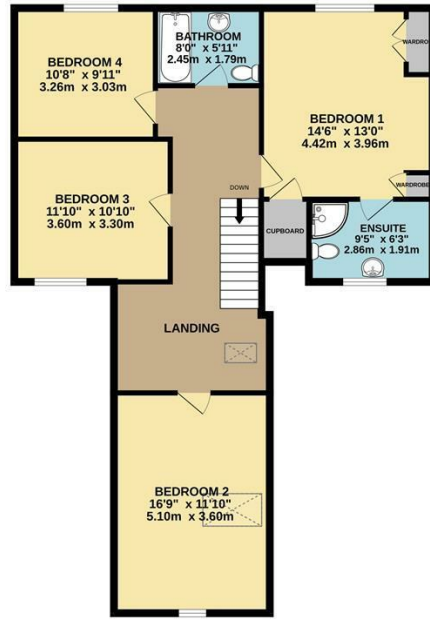


GROUND FLOOR
1145 sq.ft. (106.4 sq.m.) approx.



1ST FLOOR
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA: 2094 sq.ft. (194.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

EADON

23, Moat Lane, Rotherham, S66 1DZ

Guide Price £540,000

23 Moat Lane, Wickersley, Rotherham,
South Yorkshire, S66 1DZ

Description
GUIDE PRICE £540,000 - £560,000

ELR are delighted to bring to the open market this simply stunning FOUR BEDROOM DETACHED family home situated in this highly sought-after area of Wickersley, offering excellent schools, shops, restaurants, bars, and superb transport links right on your doorstep. If you are looking for the perfect family home in a fantastic location? Look no further!

Step inside and be captivated by the spacious lounge, the centrepiece of the room is a contemporary electric fire, providing both a cosy atmosphere and modern convenience. The traditional kitchen is perfectly designed with a blend of classic charm and modern functionality with a number of integrated appliances, adjacent to the kitchen you'll find a utility room with wall and base units plus space for a number of appliances. The property also has an elegant dining room in which to enjoy meals with family and friends.

This beautiful property boasts four generously-sized double bedrooms, ensuring everyone in the family enjoys their own private haven with the master bedroom featuring fitted wardrobes and an en-suite. There is a lovely family bathroom that offers a serene retreat, complete with modern fixtures and fitting.

Attached is a spacious double garage, perfect for parking your vehicles or providing additional storage space plus there's a large driveway providing ample off-road parking. To the rear is a delightful and secure outdoor space where children can play freely and you can host memorable gatherings with loved ones.

This family home is a rare gem that ticks all the boxes - great location, excellent amenities, and plenty of space for the whole family. Act fast to secure your dream home in the highly sought after area of Wickersley!

- FOUR BEDROOM DETACHED PROPERTY
- ATTACHED DOUBLE GARAGE
- LARGE REAR GARDEN
- EN-SUITE AND FITTED WARDROBES TO THE MASTER
- AMPLE OFF ROAD PARKING
- DESIRABLE LOCATION
- CLOSE TO LOCAL AMENITIES AND HIGHLY REGARDED SCHOOLS
- SPACIOUS AND WELL PRESENTED
- FREEHOLD / TAX BAND F
- EARLY VIEWING HIGHLY RECOMMENDED



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