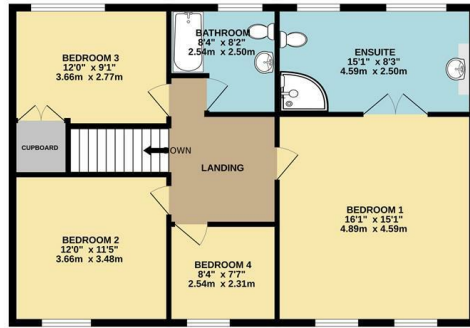


GROUND FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA: 1903 sq.ft. (176.8 sq.m.) approx.
While 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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2, Haworth Crescent, Rotherham, S60 3BW

O.I.R.O £460,000

2 Haworth Crescent, Moorgate,
Rotherham, S60 3BW

Description
Offers in the region of £460,000
A Charming Family Haven: 4-Bedroom Detached Beauty. Discover the Elegance of 30 Years of Cherished Memories in this Extended Residence. Nestled within the sought-after Duke of Norfolk estate, this beautifully presented 4-bedroom extended detached family home beckons with warmth and charm. Cherished by the current owners for nearly 30 years, this residence stands ready to embrace a new family and create a tapestry of memories.

The journey begins in the spacious entrance porch, offering a welcoming gateway to the bow windowed living room. This generous reception room exudes comfort, featuring a lovely fireplace with a marble effect back and hearth. Adjacent to the living room is the formal dining room with an attached orangery, a delightful addition flooded with natural light from the glass roof. Amtico flooring adds a touch of luxury, and French style doors open to the rear garden, creating a perfect space for entertaining.

The Kitchen, overlooking the verdant rear expanse, presents a meticulously designed breakfasting kitchen. Dressed in bespoke fitted units, a breakfast bar, and featuring a Range cooker with an overhead extractor fan, this space is both functional and aesthetically pleasing. A graceful arch ushers one into the utility room, a practical space housing additional storage, washing machine plumbing, and an integrated fridge. With access to the garage & outdoor space.

Ascending to the first floor unveils four resplendent bedrooms, three of generous proportions and a well-proportioned single retreat. The Principal bedroom, an expansive retreat, boasts an ensuite shower room adorned with a pristine white three-piece suite, crowned by a generously sized walk-in shower cubicle. The family bathroom mirrors this opulence, boasting a picturesque three-piece suite with telephone-style mixer taps.

The front is adorned with a well-maintained lawned garden and shrub borders, accompanied by a double driveway leading to the integral garage. The garage, equipped with power points and light, provides additional convenience. The rear garden, a private oasis, features a delightful flagged patio, deck area, and a well-kept lawn, culminating in a garden shed.

The Duke of Norfolk estate, conveniently located a couple of miles from the M1 motorway and Sheffield Parkway, proves ideal for commuters. Moorgate Road hosts Rotherham Hospital, Oakwood Secondary School, and Thomas Rotherham 6th Form College.

Embark on a journey of elegance and comfort. Schedule your viewing today to experience the timeless charm and warmth of this detached family home.

- A well presented 4 bedroom detached executive style family home
- Rear open plan Orangery overlooking the enclosed rear garden
- Fabulous & well appointed fitted kitchen with Range cooker
- Utility room with courtesy door to integrated garage
- Principal bedroom with spacious en suite shower room
- Two further double bedrooms & a good size single bedroom
- Front double driveway & double garage
- Rear enclosed raised lawned garden, patio with garden shed
- Fantastic opportunity for the growing family
- Freehold. Council tax band E



EADON LOCKWOOD



EADON LOCKWOOD & RIDDLE



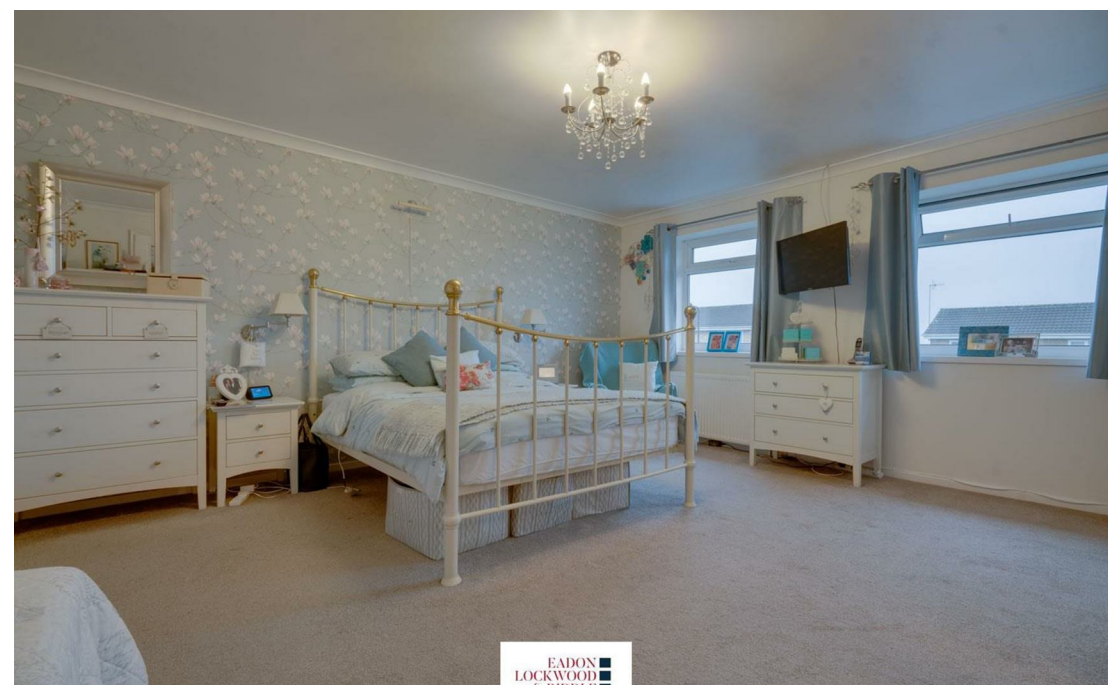
EADON LOCKWOOD & RIDDLE



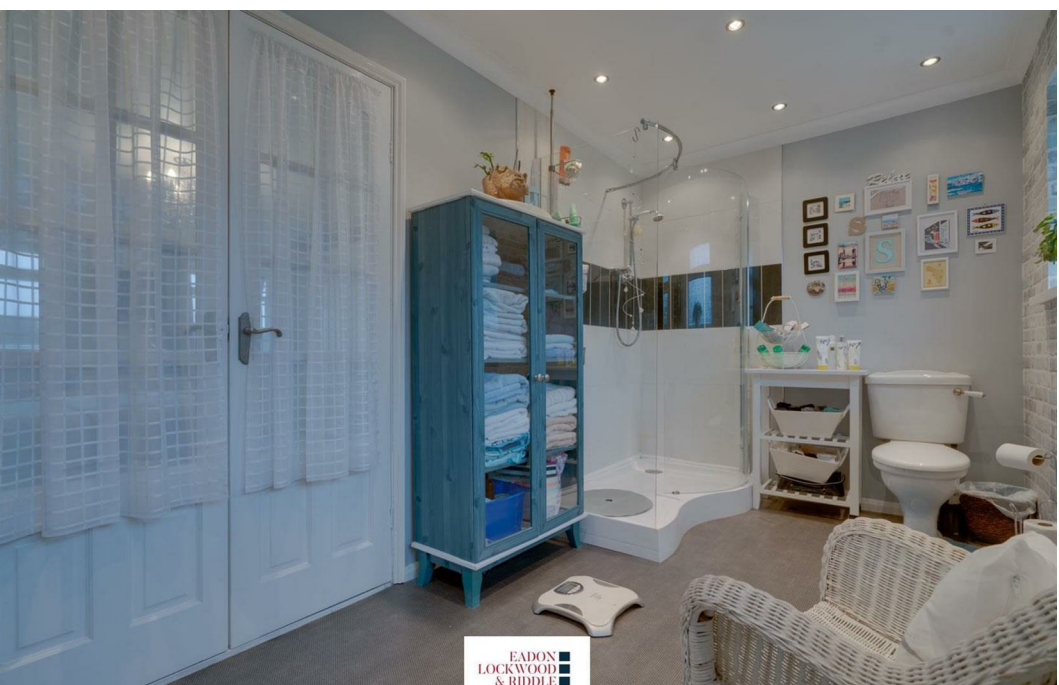
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