



# 6, Moatlands, Wickersley

ROTHERHAM, S66 1DQ

**Price :** Guide Price £900,000

**Tenure :** Freehold

**EPC Rating :**

**Council Tax :** Band G

**Local Authority :** ROTHERHAM

**Guide Price £900,000 - £950,000**

Indulge in the epitome of luxury living with ELR's exclusive offering of this opulent 5 double bedroom detached executive-style family home, a prestigious jewel hidden just off Moat Lane on the enchanting outskirts of Wickersley. Crafted approximately 20 years ago by esteemed local builders, Habbin, this residence boasts over 3000 sq ft of luxurious living space and showcases their signature full-height feature picture window spanning from ground to first floor.

#### Description

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This deceptively spacious property boasts a wealth of features, including 3 reception rooms, a ground floor home office, and built-in ceiling speakers throughout the ground and first floors. Stepping through the entrance door, you are greeted by a grand entrance hallway bathed in natural light streaming through the picture window, leading to a galleried landing illuminated by the same radiant glow.

To the left of the hallway lies the main living room, a sublime sanctuary adorned with a bay window and a media wall recessing the TV and soundbar, complemented by a remote-controlled electric feature fireplace—an exquisite blend of form and function. Double doors open into the formal dining room, an elegant space ideal for hosting formal dinner parties, with patio doors leading to the rear patio and garden.



- A Superb 5 double bedroomed detached executive home in Wickersley
- Ground floor WC & spacious utility room
- Very close to country walks, ideal for the dog walks
- Freehold. Council tax band G

- Set behind electronically operated remote security gate
- Attached double garage with remote garage door
- Superb family home for the growing family

- Fantastic feature picture window to entrance hall & galleried landing
- Orangery overlooking rear enclosed garden
- Internal viewing highly recommended



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& RIDDLE**  
ESTD 1840

Nestled between the dining room and kitchen is the ground floor WC and the home office, providing versatility for today's lifestyle needs. The heart of this home is undoubtedly the open plan breakfasting kitchen, exuding timeless elegance and functionality. Handmade wooden wall, base, and drawer units are paired with high-end integrated appliances and quartz worktops, creating a culinary haven fit for a gourmet chef. A central island doubles as a breakfast bar, providing ample dining space for up to five. Adjoining the kitchen is a snug area and an exquisite orangery, flooded with natural light from the overhead lantern and bi-fold doors opening onto the rear garden. Ascend the staircase to discover a regal realm of repose on the first floor, where a splendid galleried landing overlooks the front driveway through the picture window. Five luxurious double bedrooms await, two graced with opulent ensuite shower rooms, and a decadent house bathroom exuding spa-like tranquility. The Principal bedroom features a bay window, fitted drawers, and an adjoining dressing room with fitted wardrobes, epitomizing luxury living at its finest. Set within the exclusive Mootlands enclave, this residence is accessed via its own electric gates, leading to a spacious driveway accommodating up to five vehicles and an attached double garage. The rear garden is an idyllic retreat, featuring an enclosed lawned area, spacious patio, and cold water tap. Minutes away from abundant open spaces and public footpaths, this home offers the perfect blend of tranquility and convenience. The vibrant heart of Wickersley is just 1 mile away, boasting an array of bars, restaurants, and amenities, while commuters enjoy easy access to junction 1 of the M18, approximately 2.5 miles away. In summary, this stunning family home offers a rare opportunity to experience the epitome of luxury living in a coveted location. With its impeccable design, spacious interiors, and exquisite finishes, every aspect of this residence exudes sophistication and style. An internal viewing is essential to fully appreciate the opulence and elegance of this exceptional property. We urge all discerning buyers to book an early appointment to avoid missing out on this truly remarkable opportunity.







GROUND FLOOR  
1893 sq.ft. (175.9 sq.m.) approx.



1ST FLOOR  
1274 sq.ft. (118.3 sq.m.) approx.



TOTAL FLOOR AREA : 3167 sq.ft. (294.2 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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Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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