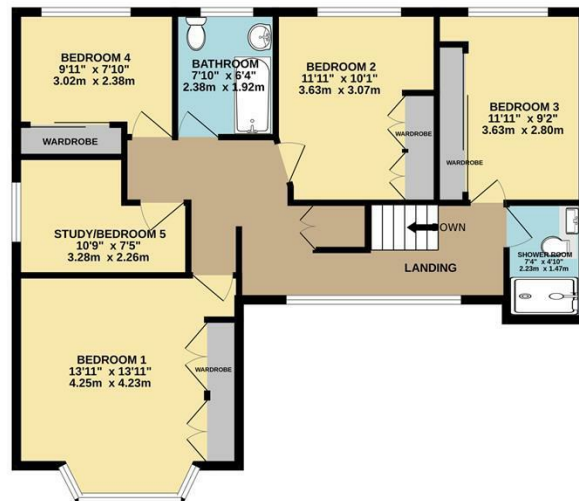
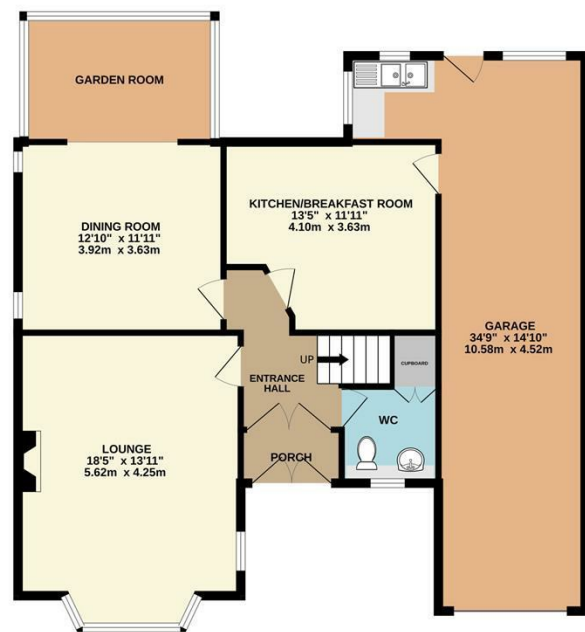
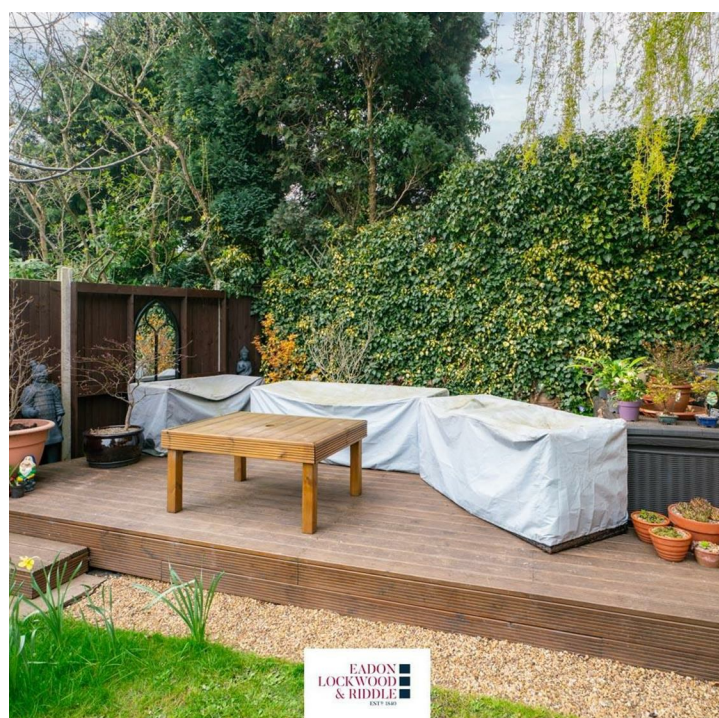


GROUND FLOOR
1111 sq.ft. (103.3 sq.m.) approx.

1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA: 1913 sq.ft. (177.7 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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18 Woodfoot Road, Moorgate, Rotherham, South Yorkshire, S60 3DY

Guide Price £475,000

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2



3



D



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

18 Woodfoot Road, Moorgate, Rotherham, South Yorkshire, S60 3DY

Description

Guide Price £475,000 - £500,000

Nestled within the prestigious Duke of Norfolk estate, this 4/5 bedroom detached family haven beckons with its allure, promising a lifestyle of unparalleled comfort and refinement. With a layout designed to optimize space and functionality, this residence stands as a testament to thoughtful design and impeccable craftsmanship.

Step into a world of elegance as you cross the threshold into the welcoming embrace of the storm porch—an ideal sanctuary for shedding wet coats and shoes after a stroll through the charming neighborhood. The inviting entrance hallway, adorned with a dog-leg staircase, serves as the gateway to the myriad delights that await within. Bathed in natural light, this space exudes an air of sophistication, setting the tone for the grandeur that lies beyond. The front-facing bay window lounge, resplendent with its focal fireplace, offers a cozy retreat for relaxation and intimate gatherings. Meanwhile, the rear-facing dining room, with its feature archway leading to the sun-drenched sun lounge, beckons with its promise of conviviality and warmth—a space where cherished memories are made and shared.

The heart of the home, the breakfast kitchen, is a chef's dream, boasting a comprehensive range of wall, base, and drawer units, along with ample space for a free-standing dual fuel cooker. A recess for a dishwasher and a side courtesy door leading to the attached garage/utility area add to the practicality and convenience of this culinary haven.

Ascend to the first floor to discover a haven of tranquility, with four double-sized bedrooms exuding an air of serenity and repose. The former fifth bedroom, currently utilized as an office, offers versatility and flexibility, ensuring ample space for work or rest. With fitted wardrobes in each room, storage is abundant, while the adjacent shower suite and family bathroom provide a touch of luxury and comfort.

Step outside and at the front is a spacious driveway providing ample off road parking in turn leading to the double tandem style garage. Also fronting is a lawned garden with mature shrub garden. The enchanting rear garden, a veritable oasis of calm and natural beauty. The raised lawn garden, adorned with mature trees and shrub borders, offers a serene retreat for outdoor relaxation and leisure. A wooden summerhouse and garden shed add to the allure, providing the perfect backdrop for al fresco gatherings and quiet moments of contemplation.

The integrated garage benefits from power points and lights & to the rear is the wall mounted boiler. Also to the rear is a useful little utility area housing space and plumbing for a washing machine, space and venting for a tumble dryer & a sink unit. A rear courtesy door provides access to the back garden.

Conveniently situated within close proximity to the Sheffield Parkway and Junction 33 of the M1 motorway, this residence offers effortless access to major transportation routes—a boon for commuters and explorers alike. Nearby amenities, including Rotherham General Hospital and esteemed educational institutions, ensure that every need is met within reach, making this home the epitome of convenience and luxury.

- A beautiful 4/5 bedroom detached family home
- Bedroom 5 currently used as a home office with fitted furniture
- Sunlounge adjoining rear dining room
- Ground floor WC
- 4 double bedrooms
- Family bathroom & separate shower room
- Front garden & beautiful rear lawned garden with summerhouse
- Highly sought after location
- Viewing highly recommended
- Freehold. Council tax band F





