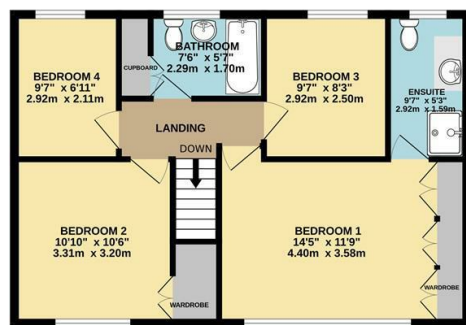
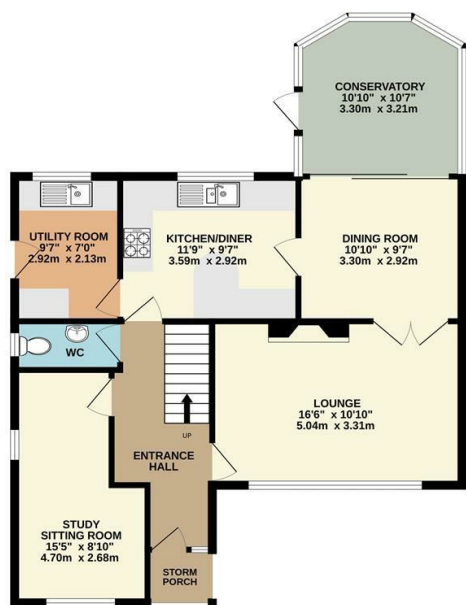


GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.

1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 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
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& RIDDLE**
ESTD 1840



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ESTD 1840

49, Woodfoot Road, Rotherham, S60 3DZ

Guide Price £440,000

49 Woodfoot Road, Moorgate,
Rotherham, S60 3DZ

Description
 Guide Price £440,000 - £460,000
 Nestled within the prestigious and much sought-after Duke of Norfolk estate, this impeccably presented 4-bedroom detached family residence exudes charm and elegance, offering an array of living spaces across its generous floorplan, including four reception rooms, two bathrooms, and a double detached garage. Cherished by the current owners for over 45 years, this home has been a sanctuary for countless cherished moments and now eagerly awaits its next chapter with a discerning purchaser. Positioned on a corner plot within this exclusive development, the property epitomizes turnkey living at its finest. Stepping through the entrance door, you're greeted by a spacious hallway, with stairs ascending to the first-floor landing. The front-facing living room is bathed in natural light, accentuating its welcoming ambiance. A striking stone fireplace, complete with a fitted coal-effect living flame fire, serves as a focal point, while double doors lead seamlessly to the dining room. The formal dining room offers a refined setting for entertaining, with patio doors opening onto the conservatory—a serene space overlooking the rear garden, adorned with light and power points, and providing direct access to the outdoor sanctuary. The rear-facing kitchen is a chef's delight, boasting an extensive array of fitted wall, base, and drawer units, complemented by integrated appliances including a dishwasher and fridge/freezer. A fitted breakfast bar adds functionality, while an adjoining utility room offers additional convenience. Completing the ground floor are a well-appointed WC and a versatile home office/playroom, offering flexibility to suit the needs of modern living. Ascending to the first floor, you'll find four generously sized bedrooms, including the Principal bedroom adorned with fitted wardrobes and an adjoining ensuite shower room. Bedroom 2 also benefits from fitted wardrobes, while the family bathroom exudes modern elegance with its white three-piece suite and tiled finishes. There is a generous loft space accessible via ladder. Outside, the property boasts a small lawned garden to the front, alongside a sizeable side lawn which could be fenced to allow the property fully enclosed, leading to a driveway in front of the double detached garage which includes ample loft storage space. The rear garden is a peaceful retreat, enveloped by mature borders and featuring a charming pond—a serene setting for relaxation and outdoor gatherings. For commuters, the property enjoys easy access to junction 33 of the M1 motorway and the Sheffield Parkway. Nearby amenities include the Rotherham General Hospital and Thomas Rotherham 6th form college, while the lush woodland spaces of Boston Park offer endless opportunities for outdoor recreation. With its blend of elegance, functionality, and idyllic surroundings, this exceptional property promises a lifestyle of comfort and convenience. Early internal inspection is highly recommended to fully appreciate its myriad charms.

- A truly well presented 4 bedroom, 2 bathroom detached family home
- Double driveway & double detached garage to the side
- Rear conservatory & ground floor WC
- 4 reception rooms including a home office with snug
- Security alarm & set to a corner location
- En suite shower room to Principal bedroom
- Lovely mature rear enclosed lawned gardens & further front garden
- South West facing garden
- Viewing highly recommended
- Freehold. Council tax band E



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