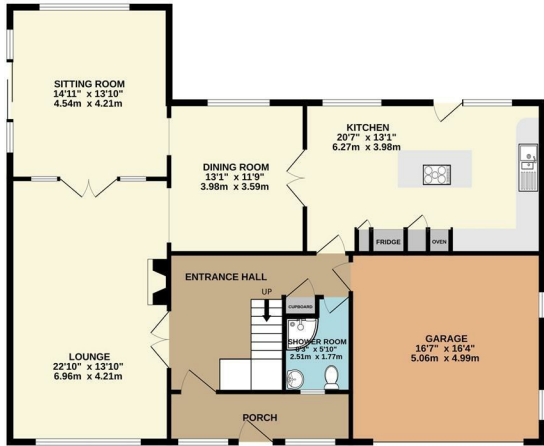
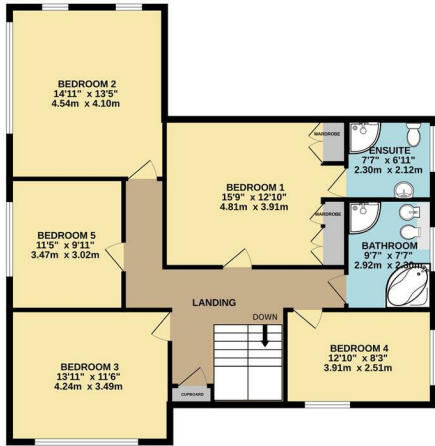


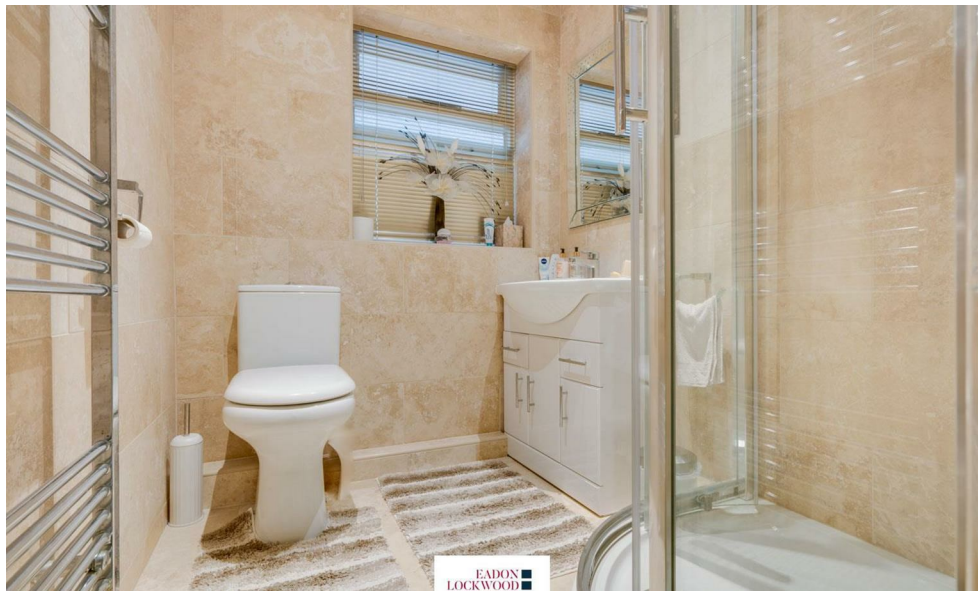
GROUND FLOOR
1467 sq.ft. (136.3 sq.m.) approx.



1ST FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA: 2554 sq.ft. (237.2 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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Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

EADON

68, Queensway, Rotherham, S60 3EE

Offers In The Region Of £690,000

68 Queensway, Moorgate, Rotherham,
S60 3EE

Description
A Residence of Elegance and Enduring Memories: A 5-Bedroom Detached Executive Home. Discover Luxurious Living in Rotherham's Finest Residential Locale. Nestled on Queensway, one of Rotherham's most distinguished residential avenues, this expansive 5-bedroom, 3 bath/shower room detached executive home awaits a new chapter. Positioned on a generous corner, this property is an invitation for a growing family seeking their next move into a home where cherished memories can seamlessly intertwine with modern living.

With an impressive 2550 sqft of living space, this home has been cherished by the same owner for nearly 50 years, brimming with a legacy of happiness. Upon crossing the threshold, a covered vestibule welcomes you to a practical space for wet coats, wellies, and prams. The subsequent entrance reveals a luminous hallway, graced by a dog-leg staircase ascending to the first floor. Abundant natural light filters through a tremendous window to the half-landing. The living room, an opulent retreat, bestows a dual aspect, showcasing a resplendent fireplace with an ornate surround and an electric living flame fire. Double wooden glazed doors graciously usher you into an additional reception space—a room of versatile elegance overlooking the verdant gardens. Ideal as a home office or an intimate snug, this space seamlessly merges with the formal dining room through double wooden glazed doors.

The kitchen, a gastronomic haven, reveals a palette of white gloss-finished wall, base, and drawer units, harmoniously interwoven with integrated electrical appliances and a central island. The stainless steel gas hob, crowned by an overhead extractor hood, finds its place within the island, adorned with sleek black granite countertops. The ground floor crescendos with a convenient shower room, an oasis of relaxation inclusive of a WC.

Ascend to the first floor, where 5 double bedrooms await. The Principal bedroom, particularly spacious, features fitted wardrobes and a concealed entrance to the expansive en suite shower room. This retreat is adorned with a white suite and coordinating tiled walls and floors. The family bathroom is a testament to luxury, boasting a 4-piece suite in white with a separate shower cubicle and exquisite tiling. Fronting the property is a spacious driveway, offering ample off-road parking and leading to the double integrated garage with power and light. A courtesy door provides seamless access to the entrance hallway. The lawned garden envelops three sides, shielded from the road by tall conifer hedging. A rear patio area completes the outdoor space.

Conveniently ensconced a mere few hundred yards from Rotherham General Hospital, with Oakwood School and Thomas Rotherham 6th form College adorning Moorgate Road. For the commuter, the proximity of M1 junction 33 and the Sheffield Parkway, within approximately 2 miles, enhances the allure of this prime location. An exceptional family home beckons, radiating timeless elegance and warmth. Early viewing is highly recommended to fully appreciate the splendor it offers. Step into an abode where elegance meets enduring memories—a residence that seamlessly blends sophistication with the comforts of home.

- A superb 5 bedroom detached family home in this desirable location
- 3 reception rooms & 3 bath/shower rooms inc. an ensuite
- Superbly spacious breakfast kitchen with Island
- Ground floor WC
- Integrated double garage with remote opening
- Generous corner plot with wrap around garden
- Boston Park Woods literally 200 yds away
- Fantastic opportunity for the growing family
- Internal viewing highly recommended.
- Freehold. Council tax band F

