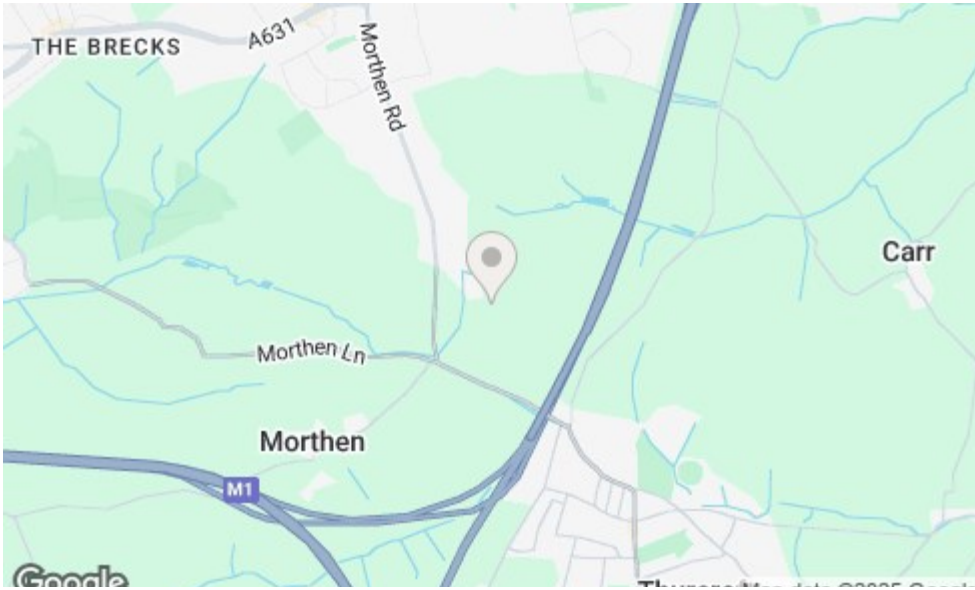
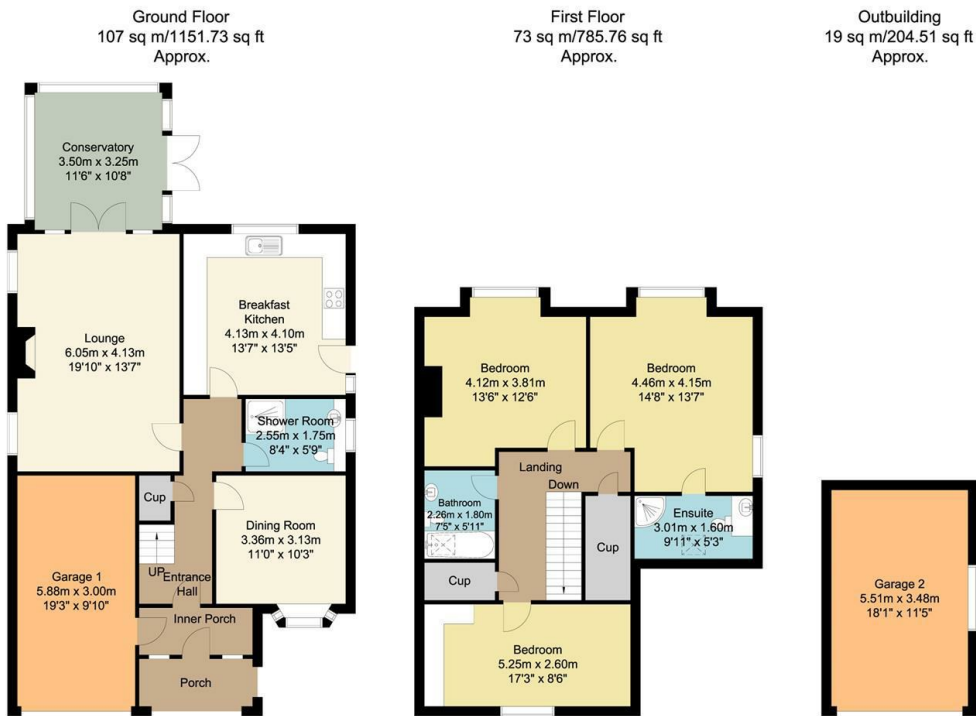




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**EADON
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ESTD 1840

Hedge Rows, Moat Lane, Rotherham, S66
1DZ

Offers In The Region Of £479,000

Hedge Rows Moat Lane, Wickersley, Rotherham, S66 1DZ

Description
This exceptional detached property presents a rare opportunity to acquire a truly immaculate and generously proportioned home, combining show home quality with a highly desirable location. Offering over 1,600 square feet of versatile living space, the property boasts three spacious double bedrooms, three contemporary bathrooms, and a beautifully landscaped south-facing garden — all available with the added advantage of no onward chain.

Positioned on the ever-popular Moat Lane and enjoying open views to the rear, this elegant residence has been finished to an exceptional standard throughout, with meticulous attention to detail evident in every room. From the moment you arrive, the property's curb appeal is undeniable. A stone-pillared entrance with gated access leads to a sweeping driveway providing ample secure off-road parking, alongside an integral garage with automated door. A charming canopied porch with traditional lighting welcomes you into a stylish entrance porch, complete with tiled flooring and internal access to the garage.

Inside, the sense of space and quality continues. The central hallway is bright and welcoming, enhanced by a striking oak and glass staircase that adds a touch of contemporary elegance. To the front of the property is a versatile reception room that could serve as a formal dining room, home office, or even a fourth bedroom if desired. At the heart of the home lies a stunning breakfast kitchen, fitted with high-quality solid wood cabinetry, luxurious quartz worktops, and a full suite of integrated appliances including a dishwasher, fridge freezer, oven, microwave, and electric hob with extractor. Practical features such as a sliding larder, wine racking, tiled floor, and a side access door make it as functional as it is attractive.

The main living area is both warm and welcoming, featuring a log-burning stove with a marble surround and hearth that creates a cosy focal point. French doors open into a delightful conservatory, bathed in natural light and perfect for year-round enjoyment, with views over the serene rear garden. Completing the ground floor is a stylish shower room, fully tiled and fitted with a vanity unit and modern shower enclosure — ideal for guests or for use with a downstairs bedroom.

Upstairs, the accommodation continues to impress. The principal bedroom enjoys a peaceful rear outlook through a dormer window and benefits from a luxurious en suite shower room featuring high-end fixtures, including a monsoon shower with body jets. Two further generously sized double bedrooms provide ample space for family or guests, with thoughtful additions such as fitted eaves wardrobes and access to a fully boarded loft with lighting. A sleek and fully tiled family bathroom completes the first floor, offering a modern suite with bath and overhead mixer shower, stylish vanity storage, and a Velux window that floods the space with light.

Externally, the rear garden is a true highlight of the home. Enjoying a sunny southerly aspect, it has been beautifully landscaped with a large lawn, stone-paved patio for outdoor dining, and well-stocked shrub borders. A detached stone-built garage at the rear offers huge potential — currently without vehicular access, it could be transformed into an idyllic garden room, studio, or games room, with power and lighting already in place. Pathways to both sides of the property ensure easy access around the home, and the outdoor space is further enhanced with external lighting, a water tap, and multiple power points.

Situated within the catchment area for the highly regarded Wickersley schools and just minutes from the vibrant village centre with its array of shops, restaurants, and amenities, this remarkable property also benefits from excellent transport links, with the M18 and M1 motorways easily accessible. Offering the perfect blend of luxury, practicality, and location, this is a home that must be seen to be fully appreciated.

- Over 1,600 sq ft of living space with 3 double bedrooms and 3 contemporary bathrooms
- Prime location with open views and catchment for Wickersley schools
- Luxurious kitchen with solid wood cabinetry, quartz worktops, and integrated appliances
- Spacious living room with log-burning stove, leading to a light-filled conservatory
- South-facing landscaped garden, integral garage, and separate stone-built outbuilding
- Close to village amenities and major transport routes (M1 & M18)

