

Ground Floor

220 sq m/2368.06 sq ft

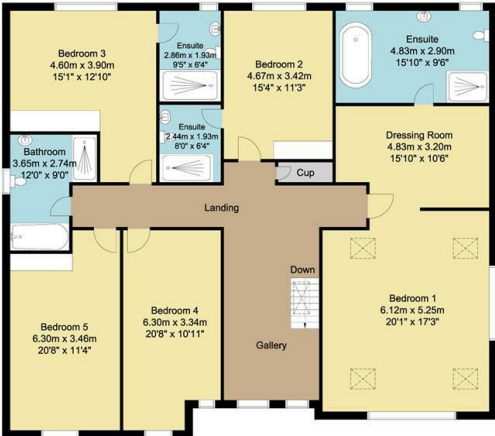
Approx.

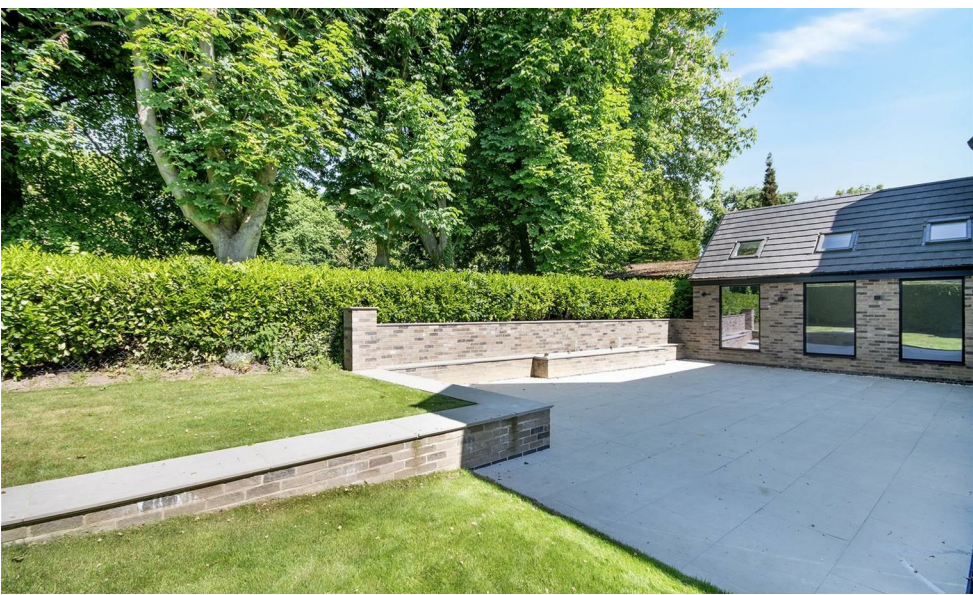


First Floor

192 sq m/2066.67 sq ft

Approx.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2025

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11, Marcliff Crescent, Rotherham, S66 2AU

Offers In The Region Of £1,375,000

11 Marcliff Crescent, Wickersley,
Rotherham, S66 2AU

Description
Welcome to 11 Marcliff Crescent, a home that redefines luxury living through architectural precision, sophisticated interior design, and cutting-edge technology. This extraordinary five-bedroom detached residence, set within one of the area's most prestigious enclaves, is a masterclass in contemporary style and functional elegance. Designed for modern family life and effortless entertaining, the property spans approximately 4,435 square feet across two expansive floors, all meticulously appointed to the highest specification.

From the moment you pass through the gated entrance and approach the striking façade, it's clear this is no ordinary home. The exterior blends crisp white render with warm-toned brickwork and dramatic full-height glazing, setting a bold yet timeless tone. A generous gravel driveway and integral double garage provide a fitting welcome, with lighting and landscaping curated to create maximum impact day or night.

Step inside, and you're immediately enveloped in light and space. The double-height entrance hall features oversized windows, allowing natural light to pour in and dance across the large-format tiled floors. A bespoke floating staircase in oak and black steel forms a sculptural centrepiece, flanked by discreet architectural lighting. To the side, sleek black-framed glazed doors lead into the main lounge — a beautifully proportioned reception room with dual-aspect windows, minimalistic lines, and ambient ceiling lighting. This is a space equally suited to laid-back family evenings or stylish gatherings.

At the rear of the home lies its heart — a breathtaking open-plan kitchen and dining area that delivers both form and function in perfect balance. Crafted by SieMatic's renowned S2 handleless range, the kitchen features smooth lines and a minimalist aesthetic, enhanced by the finest materials and finishes. Culinary enthusiasts will appreciate the full suite of integrated Miele appliances, including a combi steam oven, warming drawer, coffee machine, vacuum drawer, built-in fridge and freezer, and dishwasher — all in elegant grey glass. A Bora Classic 2 hob system with integrated induction and Teppanyaki options is paired with a separate Miele gas hob, while the Quooker Fusion tap with pro tank and CUBE offers instant boiling, chilled, and sparkling water at your fingertips.

The sleek island unit invites casual dining or conversation, and a discreetly positioned Kaelo wine chiller adds a further touch of luxury. Full-width sliding glass doors create a seamless connection to the landscaped rear garden, making al fresco entertaining a breeze. The dining zone, defined by a contemporary chandelier and abundant natural light, offers uninterrupted views of the outdoor terrace and mature greenery beyond.

A spacious utility room, separate WC, and a second, vaulted reception room with skylights and garden access complete the ground floor. The latter is pre-wired for use as a cinema or games room, and its flexible layout means it could easily be adapted as a gym, studio, or home office.

The first floor is accessed via a wide, galleried landing that overlooks the entrance hall, adding a further sense of grandeur. Five generously sized double bedrooms are arranged across the upper floor, all designed to the same exceptional standard. Three of the bedrooms benefit from stylish en-suite facilities with designer tiling and fittings, while a large family bathroom serves the remaining rooms.

The principal suite is nothing short of spectacular. Vaulted ceilings, a dramatic glazed gable wall, and high-level roof windows flood the space with natural light. It boasts an extensive dressing room, bespoke lighting options, and a boutique-style en-suite complete with soaking tub, walk-in rain shower, and elegant twin vanity. Pre-wiring for bespoke lighting and curtain automation is in place, allowing the new owner to personalise every detail to their taste.

This is a smart home in every sense of the word. A fully integrated Control4 system manages lighting, climate, security, and multimedia throughout. Zoned underfloor heating and thermostatic control (including towel rails) ensure optimal comfort. Extensive CCTV, a comprehensive alarm system, and gate intercom access provide peace of mind. Every window is pre-wired for automated blinds or curtains, while high-quality Cat5/6 cabling supports future upgrades and further customisation.

Lighting has been carefully curated throughout the home, with fixtures sourced from DAR and options to program mood lighting and scene settings in every room. The result is a house that adapts to the needs of its occupants — whether that's a peaceful morning routine, an energetic family evening, or an elegant dinner party under the stars.

Outside, the beautifully landscaped garden provides a perfect extension of the interior. Thoughtful planting, manicured lawns, and raised brick planters frame a large porcelain-tiled terrace ideal for outdoor entertaining. Mature trees along the rear boundary offer privacy and shade, creating a tranquil haven just minutes from local amenities.

Outside, 11 Marcliff Crescent delivers an unparalleled living experience. With its blend of forward-thinking technology, bespoke finishes, and architectural finesse, this property is ideal for those who demand the very best. Early viewing is highly recommended for buyers seeking a truly exceptional, move-in-ready home.

- Over 4,400 sq ft of premium living space with five double bedrooms and three en-suites
- Stunning SieMatic S2 kitchen with full suite of high-spec Miele appliances and Kaelo wine chiller
- Fully integrated Control4 smart home system controlling audio, video, lighting, climate & security
- Dramatic double-height entrance hall, vaulted ceilings, and extensive architectural glazing
- Landscaped gardens with porcelain-tiled terrace and mature trees offering complete privacy
- Cinema/games room, zoned underfloor heating, CCTV, and pre-wiring for curtain automation

