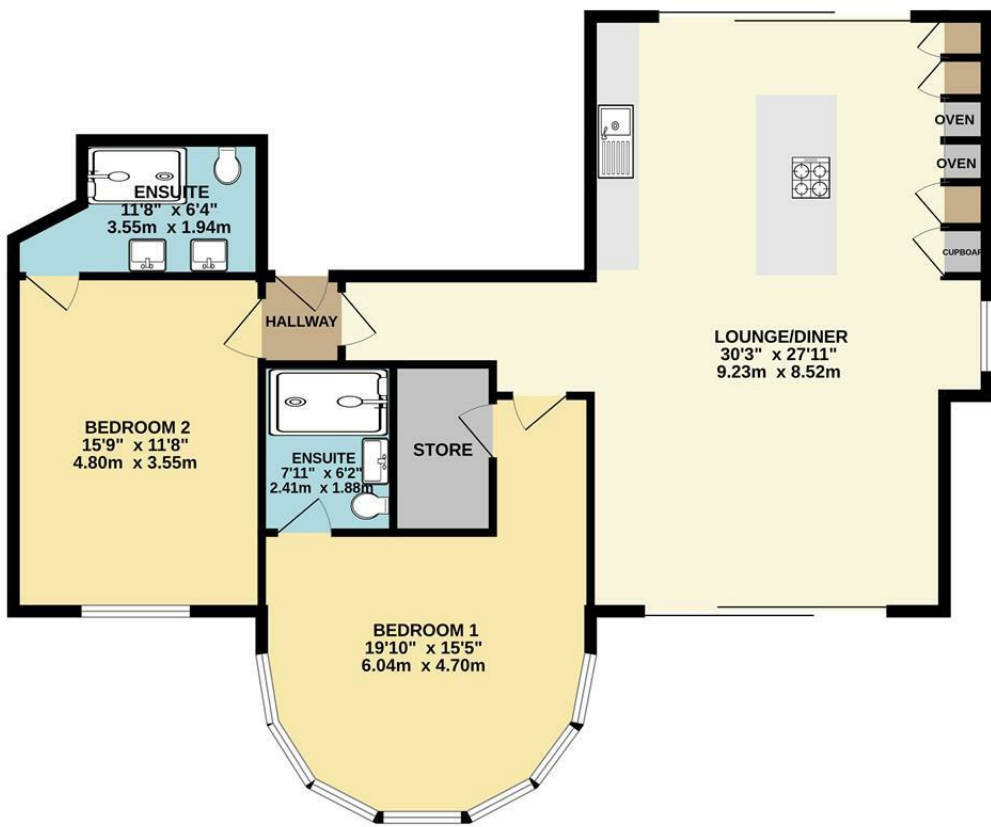
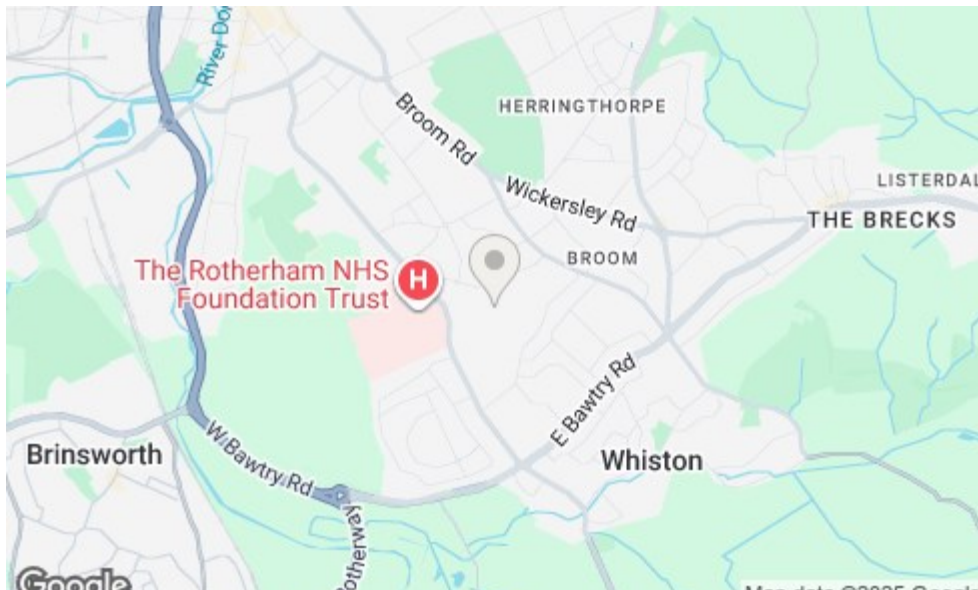


GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 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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ESTD 1840



4 Sitwell House, Coach House Lane,
Rotherham, S60 3FP

Offers In The Region Of £375,000

4 Sitwell House Coach House Lane,
Moorgate, Rotherham, S60 3FP

Description
Situating in the heart of Moorgate, this unique and exquisite first-floor apartment features two spacious double bedrooms, two luxurious bathrooms, and two charming balconies within a beautifully converted period property.

Upon entering through the hall, you are welcomed by an expansive open-plan reception area, the perfect setting for both relaxation and entertainment. The elegant decor and generous space create a comfortable environment for hosting guests or enjoying quiet evenings at home. With balconies at either end of this space, it's an ideal place to socialize, enjoy, and relax.

The bespoke kitchen is a chef's dream, equipped with top-of-the-line appliances and stylish finishes. Whether you're a seasoned culinary expert or enjoy preparing occasional meals, this kitchen is sure to ignite your passion for cooking.

Each of the two double bedrooms has its own unique features. The main bedroom boasts a beautiful original curved window, harking back to the building's rich heritage and illustrious past, while the second bedroom features lovely high ceilings. Both bedrooms ensure restful nights and a peaceful ambiance, with the added advantage of attached bathrooms.

One of the standout features of this apartment is its two balconies, providing picturesque views and a serene escape right at your doorstep. Imagine starting your day with a cup of coffee on the balcony, basking in the morning sun, or winding down in the evening, soaking in the tranquil vistas.

Conveniently located just minutes away from The Rotherham NHS Foundation Trust, this property offers unparalleled access to essential services and amenities, making it an ideal choice for those who prioritize convenience without compromising on luxury and comfort.

This stunning apartment is part of a sophisticated conversion of a period property, seamlessly blending modern living with historical charm. The rich heritage of the building adds unique character to the contemporary lifestyle it offers.

Don't miss the opportunity to make this extraordinary apartment your new home. Schedule a viewing today and experience firsthand the perfect blend of luxury, comfort, and convenience in one of Rotherham's most desirable locations.

- Two Double Bedroom Apartment in Period Property
- Two Fantastic Large Balconies
- Stunning Open Plan Bespoke Kitchen
- Many Period Features in the Original House
- Both Bedrooms have Ensuite
- Top of the Range Fixtures and Fittings Throughout
- Available With No Onward Chain
- Allocated Residents Parking Space
- Delightful Setting, Close to Numerous Amenities
- Viewing Advised to Appreciate the Accommodation on Offer

