



Farndale
Sitwell Grove | Rotherham | South Yorkshire | S60 3AY

FINE & COUNTRY

FARNDALE



Set within grounds approaching 1/3 of an acre, enjoying privately enclosed south facing gardens; a delightful 1920's family home which displays original period features and occupies one of the areas most sought after locations.



The property offers spacious accommodation, versatile in layout, the ground floor having an open plan lounge / dining room with a garden room opening directly onto the rear garden. The kitchen adjoins a breakfast room, there are four double bedrooms commanding stunning views over the grounds whilst the property offers the potential to significantly extend.

Located within walking distance for the town centre and close to Rotherham District General Hospital, being well served by local services and amenities, open countryside is on the doorstep, the East Coast main train line from Doncaster is easily accessible and the M1/M18 motorways ensure excellent communication links throughout the region.

Ground Floor

A traditionally styled front door with an obscured glazed inset opens to the Entrance Vestibule which has a quarry tiled floor and internal door to the hallway which provides an impressive introduction to the home displaying features including exposed beams and wainscot panelling to the walls.

The dining room and sitting room enjoy an open plan layout spanning the depth of the property; the dining area with windows overlooking the front aspect and a bay window to the side ensuring natural light is drawn indoors. The sitting room has rear and side facing windows whilst the focal point of the room is the Art Deco styled marble mantel, surround and hearth, which is home to a living flame gas fire.

The adjoining garden room has both rear and side facing windows resulting in a delightful outlook over the gardens whilst French doors open to the rear terrace.

The Breakfast Room can be used as an extension of the kitchen and has a window looking through the garden room over the grounds. There are fitted display cabinets with cupboards and drawers. A useful walk-In Pantry has a front facing window, stone slab, fitted shelving and tiled flooring.

The Kitchen has a window overlooking the rear garden and presents furniture finished in cream comprising base and wall units with under cabinet lighting, matching drawers, granite work surfaces and splash backs with an inset sink, a chrome mixer tap including a filtered water and tiling to the walls. All appliances are by Siemens and include a four-ring ceramic electric hob with an extractor fan over, two ovens, each with a variety of functions and one incorporating a microwave facility. There is a dishwasher and a washer/dryer.

A rear hallway gains access to the integral garage, rear garden and a cloaks room which is presented with a two piece suite which has a window, a chrome heated towel rail, a low-level W.C and a wash hand basin incorporated within a fitted vanity unit.













First Floor

The landing has a front facing window and a useful linen cupboard.

The main bedroom offers generous accommodation and has a side facing window. There is a range of fitted furniture whilst the en-suite has a front facing window and presents furniture finished in white comprising a low flush W.C, a pedestal wash hand basin, a panelled cast iron bath with traditional taps and a shower with a glazed screen. There is a side facing window, tiling to the walls, two heated towel rails and tiled flooring.

The second bedroom enjoys windows to both front and rear elevations, has a white vanity unit incorporating a wash hand basin and a fire to the chimney breast with a timber lintel and stone hearth.

There are two additional bedrooms, both positioned to the rear aspect of the property, each with a fitted vanity unit commanding delightful views over the gardens.

The family bathroom has a rear window and presents a P-shaped panelled bath with a wall mounted Triton shower over, a wash hand basin. A separate W.C has a rear facing window, and a white low-level W.C.















Externally

The property enjoys a delightful position on a highly regarded grove of similar styled homes. Wrought iron gates open to block paved driveway providing parking for several vehicles, giving access to the garage. The grounds to the front are enclosed by mature trees and shrubs and enjoy planted borders, exterior lighting and pebbled areas.

The rear garden enjoys a south facing aspect and is wrapped within a private tree lined border. To the immediate rear of the home there is a large stone flagged seating terrace with stone steps leading down to a landscaped garden which includes a manicured lawn and ornamental pond that extends down the centre of the lawn. Gravelled paths continue to a landscaped area with box hedging and a

pergola with outdoor power sockets.

There is timber built garden shed with windows, power and lighting and a greenhouse. A small orchard offers mature fruit trees and shrub borders.

Garage

A generously sized double garage with the potential to park up to three vehicles; two in tandem. Timber doors open to the garage which has power lighting, an inspection pit, radiators and is home to the boiler which serves the central heating system.



LOCATION

Occupying a delightful private tucked away position and boasting one of Rotherham's most sought after post codes. Moorgate is positioned on the outskirts of Rotherham slightly north of Sheffield within a few miles of Junction 35 of the M1 motorway. The immediate locality provides similar styled housing however open countryside is easily accessed as are open walks and an idyllic external lifestyle.

The location is both private and convenient central to major commercial centres whilst being only short drive from the picturesque village of Wentworth and associated attractions such as Wentworth Woodhouse, Wentworth garden centre and the associated traditional village pubs and restaurants. Further attractions include Greasborough Dams whilst Rother Valley and the popular water park are within a 20 minute drive. Meadowhall shopping centre is accessed within 15 minutes and Clifton Park offers an ideal day out for children as does the Magna Science centre. Wickersley and associated amenities which include shops, bars and restaurants at the Tanyard are also easily accessed. In short, a delightful location close to both Rotherham and Sheffield; an abundance of attractions, open countryside and both the M1 and M18 motorways.







INFORMATION

Additional Information

A Freehold property with mains gas, water, electricity and drainage. Fixtures and fittings by separate negotiation.

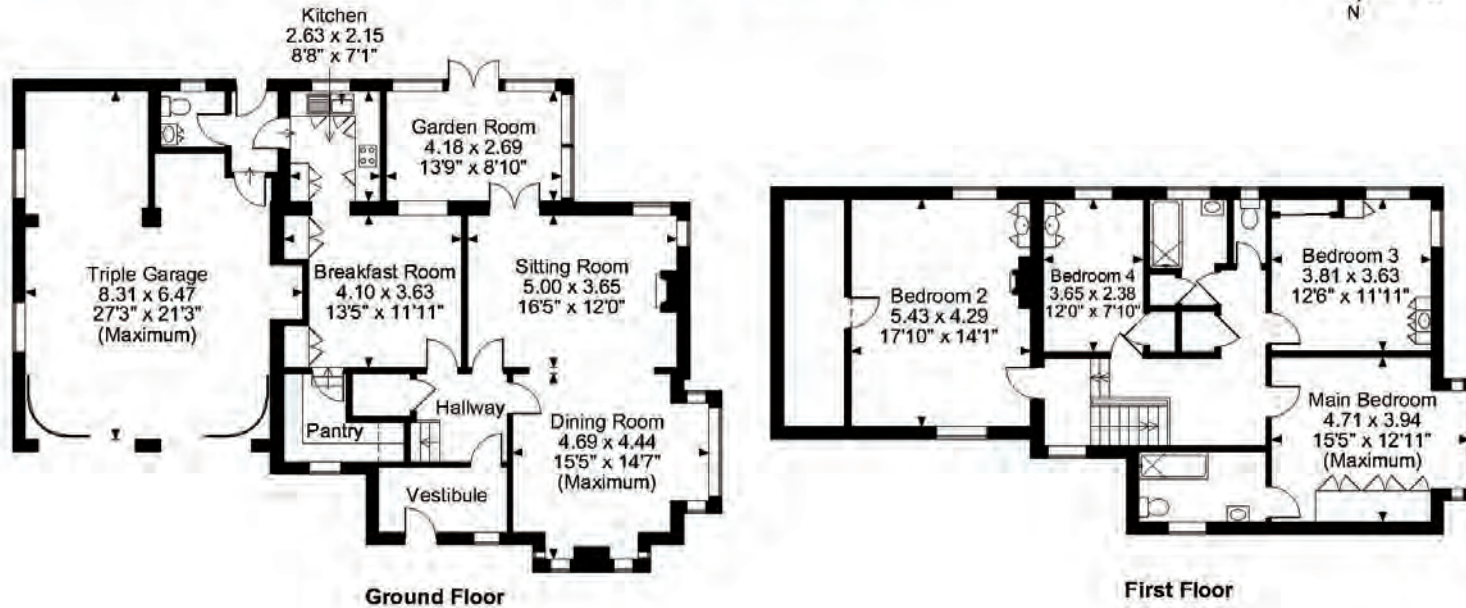
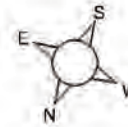
Council Tax Band - Band G.

Directions

From Junction 33 of the M1 follow the A630 towards Rotherham. At the next roundabout take the second turning onto A631 West Bawtry Road. At the crossroads turn left onto Moorgate Road. Turn right onto Sitwell Grove.



Farndale Sitwell Grove, Rotherham
Approximate Gross Internal Area
Main House = 1969 Sq Ft/183 Sq M
Garage = 538 Sq Ft/50 Sq M
Total = 2507 Sq Ft/233 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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