



7 Moorlands Court

Wath-Upon-Dearne, Rotherham, S63 6DD

£390,000



Extended Four Double-Bedroom Detached Family Home

Making an ideal family home, this four-bedroom detached property offers generously proportioned living accommodation and is well suited to modern family life.

The property benefits from double-glazed windows throughout, gas central heating, and a burglar alarm system, providing both comfort and peace of mind. The accommodation is well balanced, offering flexible living space across both floors.

The principal bedroom enjoys the added advantage of an en-suite shower room and dressing area, while the remaining bedrooms are well sized with fitted wardrobes and ideal for family use and guests.

Externally, the property is complemented by a spacious driveway to the front, providing ample off-road parking. The garden areas extend to the front, side, and rear of the property, offering generous outdoor space for



GROUND FLOOR

ENTRANCE HALL

Having a front composite door, hardwood flooring, radiator, access to cloaks cupboard with space for coats and cleaning materials, access to downstairs wc.

LOUNGE

The lounge features hardwood flooring and a front-facing double-glazed window with a window seat complete with upholstered cushions. Double doors lead into the dining room. Additional features include a radiator, central light fitting with spotlights, and a TV point.

DINING KITCHEN

The kitchen comprises a range of wall and base units with Corian worktop surfaces incorporating the sink unit. It features under-cabinet and plinth lighting, multiple large cupboards and drawers, a radiator, and hardwood flooring.

Appliances and fittings include an induction hob with a range cooker, two ovens, a separate grill, a built-in microwave, an under-counter fridge, and a TV point. The kitchen also offers large, seamless preparation surfaces for easy cleaning, space for a kitchen table, and a separate utility sink next to the dishwasher. Additionally, there is a large pantry cupboard in the utility area and a door leading into a second utility room. A stable door provides access to the side path.

DINING ROOM

The dining room features hardwood flooring and a radiator. It provides doors leading into the sitting room and orangery, and is finished with a central light fitting.

ORANGERY

The orangery features air conditioning and ceiling heating, hardwood flooring, and bi-fold doors opening onto the enclosed back garden. It also includes multiple spotlights and a TV point.

2ND UTILITY/STORAGE

The utility room features a condensing boiler, space for a washing machine, and space for a large fridge and freezer, with shelves above for additional storage. Opposite, there is floor-to-ceiling storage with deep shelves, and the room is lit by a fluorescent light.

HOME OFFICE

This versatile space features spotlights, fitted shelves, and space for two PCs. There is additional storage opposite, a large windowsill, and an air conditioning unit, making it suitable for a variety of uses.

DOWNSTAIRS WC

With wc, wash hand basin, radiator and hardwood flooring.

FIRST FLOOR

LANDING

The first-floor landing is carpeted and features a radiator and a sun tube at the top of the landing. A PIR sensor at the top of the landing automatically switches on one spotlight.

MASTER BEDROOM

This large principal bedroom comfortably accommodates a super king-size bed and benefits from a walk-in wardrobe and a private en-suite. Plug sockets are conveniently positioned by the bed, enhancing everyday comfort and practicality.

DRESSING AREA

Fitted hanging space.

EN-SUITE

The en-suite shower room features a granite worktop, fitted storage, and mirrored storage units with a discreetly hidden shaver point. It is fitted with a rain-head shower and finished with LVT flooring, combining modern style with practical design.

BEDROOM TWO

This large bedroom comfortably accommodates a super king-size bed while still offering ample space. It features fitted wardrobes, a radiator, and conveniently positioned plug sockets by the bed.

BEDROOM THREE

This double bedroom benefits from fitted wardrobes, a radiator, and curtain poles. Plug sockets are conveniently positioned by the bed, offering practicality for everyday living.

BEDROOM FOUR

This double bedroom features a radiator, fitted wardrobes, and fitted shelving. Plug sockets are conveniently positioned by the bed, providing practicality and comfort.

HOUSE BATHROOM

The refitted bathroom features spotlights, a whirlpool bath with colored lights, and a power shower with a fully enclosed shower screen. The floor is finished with LVT flooring, and a switch is conveniently located outside the door.

Additional features include a granite worktop, mirrored storage cabinets, large under-cabinet storage, a shaver point within the cupboards, and a towel radiator.

OUTSIDE

The property benefits from a driveway and a range of external features including an external Belfast sink with hot and cold taps, external lights, and a grit box. The front garden showcases a water feature and mature shrubs.

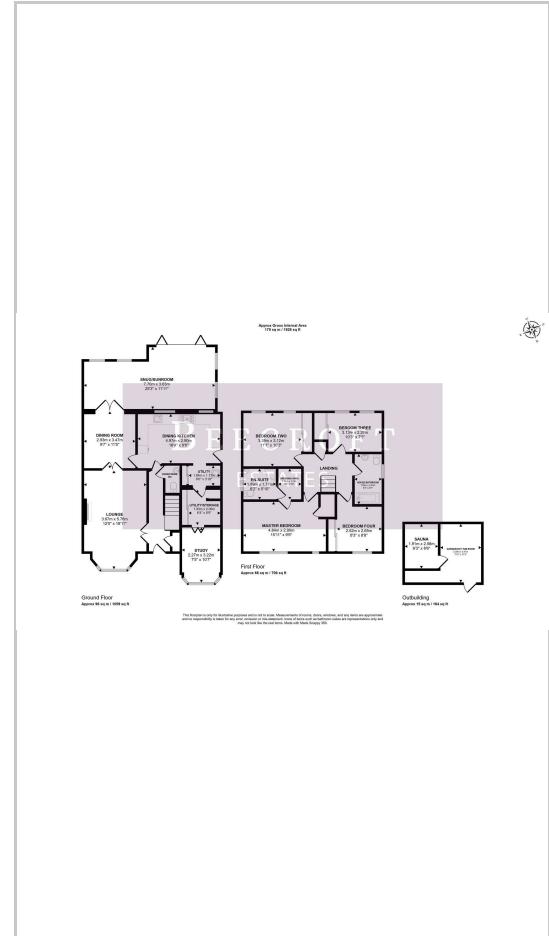
Access to the rear garden is provided via a side gate and a gate near the back door. The extensive rear garden includes a wildlife pond, specimen trees, shrubs, and space for a greenhouse and additional storage.

A large garden building offers flexible use as a sauna room, study, or playroom, with power and lighting installed. The garden is secured with cat fencing and includes an electric car charging point.

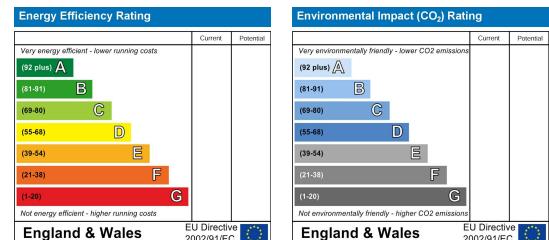
Area Map



Floor Plans



Energy Efficiency Graph



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