



Haworth Crescent, Moorgate Rotherham S60 3BW

Guide Price £500,000 to £525,000



- **Fantastic Four Bedroom Detached Versatile Home**
- **VIEWES!! Sun Terrace from the Master Bedroom**
- **Kitchen with High Specification Integral Appliances**
- **Vide Tour Available**
- **Planning Pending Approval to Extend Over The Garage**
- **Four Reception Rooms - Bi-fold Patio Doors**
- **Rear Lawn & Decked Patio Garden**
- **Integral Double Garage, Electric Gates & Parking for 7 Cars!**

Guide Price: £500,000 to £525,000. This Beautifully Presented Detached Family Home is sat with an elevated position - enjoying field views, within a sought-after Moorgate location.

Having PENDING PLANNING APPROVAL to extend the property over the double garage, the property in brief comprises; Entrance Hall * WC * Dining Room * Lounge * Conservatory * Family Room with Bi-fold Patio Doors * Kitchen with Integral Appliances * Four Bedrooms * Sun Terrace to the Master Bedroom * Four Piece Suite Bathroom * Integral Double Garage * Off Road Parking for 7 Cars with Electric Gates * South Facing Lawn Garden and Decked Patio.

Entrance Hall

Entry through a composite door into the hall which has tiled flooring and doors to;

WC

Fully tiled, appointed with a WC, hand wash basin and chrome towel radiator.

Dining Room 13' 5" x 11' 7" (4.09m x 3.53m)

Dining area with continued tiled flooring from the hall. An oak and chrome banister leading up the first floor, oak and glass down to further reception rooms. Doors giving access to the garage and;

Kitchen 13' 8" x 11' 9" (4.16m x 3.58m)

Appointed with a range of base, wall and drawer units with quartz work surfaces above which incorporates an inset sink with mixer tap. Integral appliances to include; double electric oven, induction hob, fridge, freezer, dishwasher and washing machine. There is tiled flooring with under floor heating, spotlights to the ceiling and a UPVC door giving side access of the property.

Lounge 12' 2" x 19' 1" (3.71m x 5.81m)

Generous reception room with carpet flooring, wall mounted electric fire and patio doors through to the;

Conservatory 10' 1" x 13' 3" (3.07m x 4.04m)

Bright and spacious with a tiled roof, spotlights, laminate flooring and french doors opening out to the rear garden.

Sitting Room 11' 7" x 20' 7" (3.53m x 6.27m)

An extended reception room with bi-fold patio doors opening out to the rear garden with fantastic views. There is a bar area and laminate flooring.

Bedroom One 13' 9" x 11' 7" (4.19m x 3.53m)

Front and rear aspect master bedroom with carpet flooring and storage cupboard. French doors open out to;

Sun Terrace 11' 7" x 20' 7" (3.53m x 6.27m)

With a glass and steel framed balcony, astro-turf flooring and fantastic views.

Bedroom Two 11' 10" x 11' 0" (3.60m x 3.35m)

Rear facing double bedroom with carpet flooring.

Bedroom Three 7' 0" x 11' 10" (2.13m x 3.60m)

Front facing double bedroom with carpet flooring.



Bedroom Four 7' 7" x 8' 0" (2.31m x 2.44m)

Rear facing single bedroom with carpet flooring and inset storage cupboard.

Bathroom 6' 5" x 8' 8" (1.95m x 2.64m)

Appointed with a four piece suite comprising; freestanding bath, shower enclosure, wash basin and WC. Fully tiled, chrome towel radiator and spotlights.

Exterior and Gardens

A raised decked patio seating area adjacent to the property patio doors, overlooking the south facing lawn garden and far reaching field views. Having an excellent degree of privacy, enclosed by fencing and hedges. The lawn slopes to the boundary edge.

To the front of the property is electric, fob control gates which open onto a block paved driveway, providing ample off road parking for at least 7 cars and an electric car charging point.

Garage 18' 7" x 15' 9" (5.66m x 4.80m)

Double garage with lighting and power points. Having a electric fob control garage door for car access, and internal access from the dining room.

PENDING PLANNING APPROVAL

Pending planning approval for an extension above the garage to create a fifth bedroom and en-suite bathroom. Please enquire for further details and architectural plans.



GROUND FLOOR
1248 sq.ft. (115.9 sq.m.) approx.

1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1794 sq.ft. (166.7 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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