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## FOR YOUR NEXT MOVE...

## Moorgate Grove, MOORGATE

Guide Price £575,000 to £600,000 - Reen Wallas is an OUTSTANDING property with over 2300 square feet of luxury living accommodation in a highly regarded location, just off Moorgate Road, providing easy access to town, commuter transport links, schools and ROTHERHAM HOSPITAL making it a fabulous forever family home. It occupies a sizeable plot with sweeping lawned gardens and a generous driveway providing space for several vehicles. Ground floor accommodation comprises: Porch, inner Reception Hallway, generous main Lounge, an entertainment sized open plan Kitchen Diner with dividing peninsula and rear French doors, separate Study, Utility Room, Boiler Room, and a downstairs Shower Room and WC. First floor accommodation comprises of four double sized bedrooms, two with en-suite bathrooms, two sharing a large Jack n Jill Bathroom, the main with a stunning vaulted ceiling a walk-in Dressing Room. ** VIEWING HIGHLY RECOMMENDED - Appointment Only **

## ACCOMMODATION

- **Outstanding Four Bedroom Detached Family Home**

- **Over 2300 sq ft of Luxury Living Accommodation on a Sizeable Plot**

- **Location Handy for Commuters, Schools, ROTHERHAM HOSPITAL**

- **FABULOUS FOREVER FAMILY HOME**

- **Large Living Spaces, Study, Boiler Room, Utility, Downstairs Shower Room & WC**

- **All Double Bedrooms with En-Suite Facilities, Main with VAULTED CEILING and Walk-in Dressing Room**

- **Sweeping Gardens, Lengthy Driveway with Ample Parking Spots**

- **\*\* Viewing Strongly Advised \*\* EPC To Follow**



### Floor Plan

**GROUND FLOOR**
1263 sq.ft. (117.3 sq.m.) approx.

- SHOWER ROOM & WC 7'1" x 6'0" 2.17m x 1.83m
- OPEN PLAN KITCHEN/DINER 31'4" x 11'10" 9.54m x 3.62m
- BOILER ROOM 9'5" x 4'6" 2.86m x 1.38m
- UTILITY ROOM 11'7" x 7'1" 3.54m x 2.17m
- RECEPTION HALL STAIRS
- SITTING ROOM 22'7" x 14'10" 6.88m x 4.53m
- GARAGE 16'2" x 9'5" 4.93m x 2.86m
- STUDY / PLAY ROOM 12'2" x 7'1" 3.70m x 2.17m
- PORCH

**1ST FLOOR**
1045 sq.ft. (97.1 sq.m.) approx.

- BEDROOM 12'0" x 11'10" 3.66m x 3.62m
- ENSUITE BATHROOM 11'10" x 8'3" 3.62m x 2.51m
- BEDROOM 11'11" x 11'10" 3.63m x 3.62m
- WALK-IN DRESSING ROOM
- ENSUITE 7'1" x 6'2" 2.17m x 1.88m
- LANDING
- BEDROOM 19'2" x 14'7" 5.85m x 4.45m
- STAIRS
- JACK N JILL BATHROOM 11'6" x 9'0" 3.50m x 2.73m
- BEDROOM 14'9" x 10'3" 4.50m x 3.13m

**TOTAL FLOOR AREA : 2309 sq.ft. (214.5 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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