



Woodfoot Road MOORGATE Rotherham S60 3EH

Guide Price £850,000 to £875,000



- **Substantial Six Bedroom Detached Home - Desirable Location**
- **In excess of 4000 sq ft of Living Accommodation with a High Specification of Fixtures and Fittings Throughout**
- **Beautiful Breakfasting Kitchen with Integral Miele Appliances and Quooker Boiling Tap**
- **Versatile Second Floor Bedroom Space with Living Areas, additional Shower and Laundry Room**
- **Location close to Town, Reputable Schools, Transport Links and Rotherham General Hospital**
- **Flexible Living and Entertaining Spaces, Three Reception Rooms, large multi-use CONSERVATORY**
- **Impressive Glass Enclosed Landing Area with HOME OFFICE**
- **Integral Double Garage with Off-Road Parking**

Guide Price £850,000 to £875,000 - A truly OUTSTANDING six bedroom detached home is appointed with an extremely HIGH SPECIFICATION and provides versatile living accommodation in excess of 4000 sq ft over three floors making it a sizeable FAMILY PURCHASE of the highest order. It is situated on the Duke of Norfolk Estate, a highly regarded residential location, which is close to Town, reputable Schools, Rotherham Hospital and commuter transport links.

Lovingly maintained by its current owners, this property combines timeless elegance with modern functionality ensuring it is ready for the next chapter of its story. Specification includes south facing Solar Panels, CCTV, Central vacuum cleaner, feature mood lighting, air conditioning and inset Bose speakers.

It oozes charm, taste and quality at every turn, the ground floor fully under floor heated and perfect for family life and entertaining with three spacious reception rooms, two divided by fully glazed doors which fully open, the Dining Room having wall inset built-in display units and a smart retractable TV which rises within the cavity creating hatch access to the Kitchen. Beyond the Dining Room is a sizeable CONSERVATORY extension which comfortably houses a sitting and further Dining space, followed by a stunning Breakfasting Kitchen which has a centre Island and an array of integral Miele appliances and a Quooker boiling water tap. The ground floor also features a separate Porch, Downstairs WC, has an extra Pantry with cooking facilities & Utility and provides integral access to the Garage.

The first floor boasts five generous bedrooms, two of which are air conditioned, two with en-suite Shower Rooms, a family bathroom, walk-in wardrobes to the principle bedrooms with a large glass surrounded landing area which is fitted with a HOME OFFICE.

The second floor is a spectacular open plan area designed to be used as a Cinema Room but with a multi-function feel of bedroom and living space which could be suitable for a dependent relative having its own Shower Room and Laundry Room.

Externally it doesn't disappoint, it has on-off parking to the front and has a low-maintenance rear with a raised wooden decked seating area, an inner garden which is artificially turfed with impressive water features and a further Indian stone patio seating. The property is truly move in ready offering a rare opportunity to own a well-maintained spacious family home in an envious location. ****VIEWING ADVISED - By Appointment Only ****





FREE Property Valuation & Appraisal We offer a FREE of charge property valuation service. Call us now to book your appointment and to find out why we are the agent of choice when selling your home. Our fees are flexible and the service is second to none. Please feel free to visit our website at: www.bartons-net.co.uk

Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

Mortgage Services - Make it a great move with a GR8 Mortgage.



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**