



**Reneville Road Moorgate** Rotherham S60 2AR

**Offers in the Region Of £795,000**





- **OUTSTANDING Six Double Bedroom Contemporary Family Home**
- **Large Entertainment Area inc Superb Longe Reception with Bar**
- **A luxury Feel Throughout with Solid Oak Doors and Staircase and Top Spec Fittings**
- **Generous Block Paved Driveway, Integral Double Garage**
- **High Specification Throughout, GREAT LOCATION**
- **Beautiful OPEN PLAN Kitchen Dining Room with a Superb Solid Oak Kitchen and Centre Island**
- **Main Bedroom an Epic 24ft in Length with Views, Walk-in Dressing Room and En-Suite Shower Room**
- **Stunning Rear Garden, Ideal for Relaxation or Entertaining with an Abundance of Year Round Evergreen Plants**

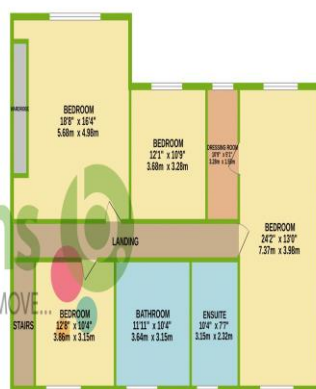
**Guide Price £850,000 to £900,000 - This outstanding and most imposing six bedroom luxury home is situated within a desirable residential location which is close to Town, Rotherham Hospital and M1 commuter transport links making this a special family purchase of the highest order. An internal inspection will reveal a beautifully appointed property of size, practicality, versatility and with a high end specification throughout. You'll be wowed by the large entertaining spaces including a fabulous Lounge Reception with a Bar area, rear French doors to the Garden, an open solid oak staircase with built-in LED lighting, and with further internal solid oak French doors, oak being a feature throughout, leading to the Kitchen Dining area. Fitted by Master Craftsmen, is an extensive solid oak Kitchen, with stylish contrasting Star Gazer black and gold granite worktops, and units fitted with Satin Nickel rail cabinet pull handles. It has a real brick exposed feature wall to one end, a centre Breakfast Bar Island, Karndean flooring which extends into a separate Utility Wash Room and with an extensive range of appliances including a Whirlpool American double fridge freezer, a Rangemaster Professional Plus multi-fuel Double Oven and overhead extractor, a mid-level Stoves Microwave and Oven and of course a Dishwasher. It is generous in size, easily accommodating a dividing Dining Table and has rear French doors which open into the garden, another extension to the entertaining space. The first floor has four large beautifully appointed double bedrooms, the main being an epic 24ft in length with frosted glazed doors leading to a walk-in dressing room and en-suite Shower Room. The second bedroom is large enough and to accommodate a Gym and Office and there is a stylish fully wall tiled family bathroom suite which has a Laufen roll top bath and accompanying sink and toilet, as well as a Roman double sized walk-in Shower Unit. This hugely extended former bungalow and Osteopath Surgery retains the outline of the original building which, upon inspection of the floor plan, could easily be reconverted to living accommodation with the minimum of effort and highlighting two double bedrooms, a Lounge Reception, WC and Utility / Kitchenette which could IDEALLY BE SUITABLE FOR A DEPENDENT RELATIVE or extended family. Externally there is a drive on / off fully block paved driveway to the front, room for several cars, and an INTERGAL DOUBLE GARAGE with an electrically operated insulated roller door. The rear has a stunning enclosed Indian Stone paved Garden area, an area to truly relax, with Porcelain steps with wrought iron handrails to both the Kitchen and Lounge area. It has an abundance of brick built mature raised borders, all packed with year round mature evergreen Mediterranean plants of every size and colour, a true joy. \*\* Viewing is Strongly Advised which are Strictly by APPOINTMENT ONLY \*\***





GROUND FLOOR  
1929 sq.ft. (179.2 sq.m.) approx.

1ST FLOOR  
1284 sq.ft. (119.3 sq.m.) approx.



TOTAL FLOOR AREA: 3213 sq.ft. (298.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.  
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**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.

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**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](http://www.bartons-net.co.uk/links)**