



Haworth Crescent MOORGATE Rotherham S60 3BW

Guide Price £400,000 to £420,000



- **Fabulous Four Bedroom Detached Family Home**
- **Large Plot with Scope for Extension or Further Development to Exploit the REAR VIEWS**
- **Lower Lounge Reception with Patio Doors overlooking the Garden**
- **Landscaped Gardens with Extensive Indian Stone Patio**
- **Well Maintained and Beautifully Appointed Throughout**
- **Dining Room with Feature Window, Modern Breakfasting Kitchen, Downstairs WC**
- **Contemporary High Quality Family Bathroom**
- **Driveway and Double Garage**

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This **OUTSTANDING** four bedroom detached home is situated upon the highly sought after Duke of Norfolk Estate in Moorgate, a location which offers convenience to town, motorway networks, schools and Rotherham Hospital making it an ideal family purchase.

It is beautifully presented and well maintained throughout having undertaken a period of refurbishment since purchase including replacement windows and doors, central heating system, wiring, plastering, landscaping, and with a plethora of upgraded internal fixtures and fittings such as solid oak doors and bannisters.

Accommodation is arranged over four split levels offering space and versatility with fabulous far reaching views to the rear and occupying a larger plot with comfortable room and **SCOPE FOR FURTHER DEVELOPMENT / EXTENDING**. The ground floor entrance Porch gives way to an interesting Dining / Family Room Reception which has a floor to ceiling window to draw in natural light and the rear views, there is a handy WC, and a stylish Breakfasting Kitchen which is appointed with a range of wall and base units in a light finish with contrasting work tops and splash back tiling. It also comes with a range of integrated cooking appliances.

Stairs from the Dining Room lead to a welcoming lower level Family Lounge which has a feature fireplace and Patio doors opening into the rear garden, Upper levels provide four well-proportioned bedrooms and stylish fully tiled high quality family bathroom which is appointed with a four-piece suite with granite counter tops,, PIR lighting, feature recessed shelving and a sizeable walk-in Shower. The principle bedroom to the top floor enjoys light from both front and rear aspect windows, and of course the views.

Externally it has well kept gardens to the front and rear, the front with a double width driveway giving way to a **DOUBLE GARAGE** with an electrically operated Hormann insulated door. The rear has an enclosed split level landscaped garden predominantly laid to lawn with a large Indian stone patio seating area to the house and further steps leading to a pleasant additional patio seating space nestled below the Willow tree.

This is a great opportunity to acquire a future proofed well maintained home, in a fabulous location, on a generous plot with scope for developing / extending. Viewing is highly recommended, **BY APPOINTMENT ONLY**.





TOTAL FLOOR AREA: 1473 sq.ft. (136.8 sq.m.) approx.

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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.

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