



Shoreham Road MOORGATE Rotherham S60 3EF

Guide Price £510,000 to £525,000



- **OUTSTANDING Three / Former Four Bedroom Detached Family Home**
- **Great Location with easy Access to Rotherham & Sheffield, Motorway Networks and Meadowhall**
- **Spacious Rear Extended Main Lounge, Separate Dining with French Doors, STUDY and Downstairs WC**
- **Three First Floor Double Bedrooms, Principle with walk-in Dressing Room (Former 4th Bedroom - easy to convert back))**
- **Beautifully Appointed with a High-End Specification Throughout**
- **Just a short walk to Schools and Rotherham General Hospital**
- **Stylish Breakfasting Kitchen with Integral Appliances and Matching Separate Utility Wash Room**
- **Extensive Wrap Around Highly Secure Gardens with Patio Seating Space, Sun Room, Gym - Ideal for Entertaining**

Guide Price £510,000 to £525,000 - This OUTSTANDING three / former four bedroom detached home is situated upon the Duke of Norfolk Estate, a highly sought after area of MOORGATE, a location which provides excellent commuter transport links, is close to Schools, and is just a short walk of Rotherham General Hospital making it a PERFECT FAMILY PURCHASE.

The photographs show off its generous plot, with perfectly kept and most secure wrap around gardens, and provides spacious, beautifully appointed, and extremely well-maintained flexible living accommodation within. Buyers will secure a FUTURE PROOFED property which has been subject to an extensive range of recent renovations and refurbishments. These include, but are not limited to, Windows, Kitchen and Utility, Carpets and Blinds, new downstairs WC, fitted Dressing Room, and external composite Decking with LED lighting, Composite Fencing and Gates, and the addition of a Garden Sun Room with underfloor heating.

The main Hallway has a stylish spindled staircase, and smart under stairs storage space, which opens into a welcoming central Dining Room with French doors soaking in views of the garden. Beyond this is a fabulous LARGE rear extended main Lounge Reception which enjoys light from no less than five garden facing windows and has a feature fireplace with an inset Gazco electric log burner fire. There is a stylish recently fitted Breakfasting Kitchen in a smart grey finish with contrasting granite worktops which extend to create a pleasant Breakfast seating area. Integrated appliances include a mid-level NEFF electric oven and combination Microwave, NEFF Gas Hob, SMEG Dishwasher, a full size Wine Cooler, and an LG American style Fridge Freezer. Matching units create a spacious separate Utility Wash Room which has plenty of additional storage and space and plumbing for a washing machine and dryer. The ground floor is completed with a useful STUDY, which has a built-in Desk and storage cupboards, and there is a handy downstairs WC.

The first floor provides three beautifully appointed double bedrooms and has a generous fully wall and floor tiled family bathroom with a four piece suite in white including a roll top bath and separate Shower Cubicle. The principle bedroom has been adapted to include the luxury of a separate walk-in DRESSING ROOM, the result of a converted fourth bedroom which could easily converted back for larger families, and enjoys the convenience of its own stunning en-suite Shower Room.

Externally you will be blown away by the no expense spared LANDSCAPED GARDENS. It is privately enclosed behind secure attractive composite fencing and has both front and rear access gates and a double width driveway leading to a DETACHED GARAGE with a remotely operated roller door. A fully block paved pathway provides access around the whole of the property above which is a raised garden which is laid to lawn with well stocked borders. The front has a raised patio to the side of a wooden built storage building which double as a versatile outdoor Gymnasium with its own power and lighting. The rear also has a recently installed raised composite decked patio with inset LED lighting, an area to sit and relax from sunset to dawn. The additional composite GARDEN ROOM provides further entertaining space, could make an ideal HOME OFFICE, and enjoys wi-fi access and underfloor heating.

If you are looking for a spacious, no expense spared, DETACHED FAMILY HOME then look no further. Move straight in and enjoy the stylish appointment, high-end specification, and privacy provided by the secure outdoor surroundings in a location that has everything within easy reach.

**** Viewing by Appointment ONLY ** EPC to Follow**



GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.

1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1468 sq.ft. (136.4 sq.m.) approx.
While 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 misstatement. 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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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.

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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**