



Shoreham Drive, Moorgate Rotherham S60 3DS

Guide Price £350,000 to £360,000



- **EXTENDED Three Bedroom Detached Home**
- **Ample Off Road Parking & Double Integral Garage**
- **Lounge, Dining Room & Utility/Reception**
- **No Onward Chain**
- **Sought After Moorgate Location**
- **Kitchen Diner with Integral Appliances**
- **Tiered Lawn Garden with Pond & Patio**
- **FREEHOLD / Council Tax Band E**

This **EXTENDED Detached Dormer Property** is located within a sought after Moorgate location, with ample off road parking and a double garage. Being within a short walk to Rotherham Hospital and TRC College, with excellent bus links and easy access to the M1 and Sheffield Parkway.

In brief the property comprises; Entrance Porch * Hall * WC * Lounge * Dining Room * Kitchen Diner * Utility Room/Reception * Integral Double Garage - Upstairs - Master Bedroom with En-suite Bathroom and Storage Space * Two Further Bedrooms * Family Bathroom - Outside - Enclosed Rear Tiered Lawn and Patio Garden with Fish Pond.

Entrance Porch

Entry through a UPVC and double glazed door into the porch.

Hall

Through a wood and glass paneled door into the hall which has stairs rising to the first floor and doors to;

WC

Appointed with a WC and hand wash basin.

Lounge 11' 0" x 16' 7" (3.35m x 5.05m)

Rear facing reception room with feature fireplace and arch open through to;

Dining Room 12' 0" x 10' 4" (3.65m x 3.15m)

Front facing reception room with door through to the hall.

Kitchen/Diner 19' 8" x 9' 0" (5.99m x 2.74m)

Appointed with a range of base, wall and drawer units with a work surface above which incorporates a double bowl sink and drainer. Integral appliances to include a halogen hob, double electric oven, fridge freezer and with space for a dishwasher. There is dining space and a double glazed UPVC door to;

Utility Room/ Reception 20' 0" x 10' 0" (6.09m x 3.05m)

Having front and rear double glazed UPVC door access, base units with a work surface which incorporates a bowl sink and drainer - with space for a washing machine and a internal door giving access to the garage.

First Floor Landing

With loft access and cupboard which houses the combi boiler. Doors to;

Bedroom One 14' 5" x 12' 0" (4.39m x 3.65m)

Front facing dormer double bedroom with far reaching views. There is eaves storage and furniture to be included with the sale. Door to;

En-suite 8' 6" x 9' 4" (2.59m x 2.84m)

Appointed with a double walk in shower, WC and wash basin. There is eaves storage and open to;



Storage/ Dressing Space 7' 10" x 11' 9" (2.39m x 3.58m)

Useful storage space / dressing room / extension to the En-suite.

Bedroom Two 11' 10" x 10' 5" (3.60m x 3.17m)

Front facing double bedroom with far reaching views. There is an inset storage cupboard and wardrobes to be included with the sale.

Bedroom Three 6' 8" x 8' 0" (2.03m x 2.44m)

Rear single bedroom with an inset storage cupboard.

Bathroom 6' 8" x 7' 10" (2.03m x 2.39m)

Rear facing bathroom appointed with a corner bath, WC and wash basin.

Double Garage 17' 8" x 17' 8" (5.38m x 5.38m)

Integral double garage which has lighting and power sockets. There is a rear facing window and two fob controlled electric front doors for car access.

Exterior & Gardens

To the front of the property is a paved driveway providing ample off road parking which leads to the garage. There is a lawn garden with perennial plants and conifer borders.

The rear of the property is privately enclosed and is tiered with steps. There is a small low maintenance pond, planted and conifer borders.



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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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