



Reneville Road, Moorgate



This beautifully appointed four bedroom detached home occupies a generous wrap providing an ideal family sized purchase. It provides versatile living accommodation with fantastic far reaching views across the borough! Being conveniently located upon a quiet private road, between the Town Centre and Rotherham Hospital - with shops, schools, restaurants and transport links all within walking distance. In brief the property comprises; Entrance Hall \* WC \* Lounge \* Dining Room \* Modern Breakfast Kitchen \* Utility Room \* Master Bedroom with Dressing Room and En-suite, Four Piece Suite Bathroom \* Three Further Bedrooms \* Family Bathroom \* Wrap Around Lawn and Patio Gardens \* Driveway and Double Garage.

£399,995

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## ACCOMMODATION

- Spacious & Beautifully Appointed Detached Home with VIEWS!
- Generous Wrap Around Plot, Upon a Quiet Private Road
- Two Reception Rooms, Modern Kitchen & Utility Room
- Four Bedrooms, Two Bathrooms & WC
- Extensive, South West Facing Lawn & Patio Gardens
- Double Garage with Electric Door + Driveway for Three Cars
- Walking Distance to Town Centre, Hospital, Shops & Schools



## FREEHOLD



GROUND FLOOR  
1574 sq.ft. (146.2 sq.m.) approx.



TOTAL FLOOR AREA: 1574 sq.ft. (146.2 sq.m.) approx.  
We warrant that the floor area is approximately as stated. We do not warrant the accuracy of the floor area measurement. The floor area is measured in accordance with the Royal Institution of Chartered Surveyors (RICS) Floor Area Measurement (FAM) 1st Edition (2018) and is subject to the accuracy of the measurement. The floor area is measured in accordance with the RICS FAM 1st Edition (2018) and is subject to the accuracy of the measurement. The floor area is measured in accordance with the RICS FAM 1st Edition (2018) and is subject to the accuracy of the measurement.

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FOR YOUR NEXT MOVE...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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