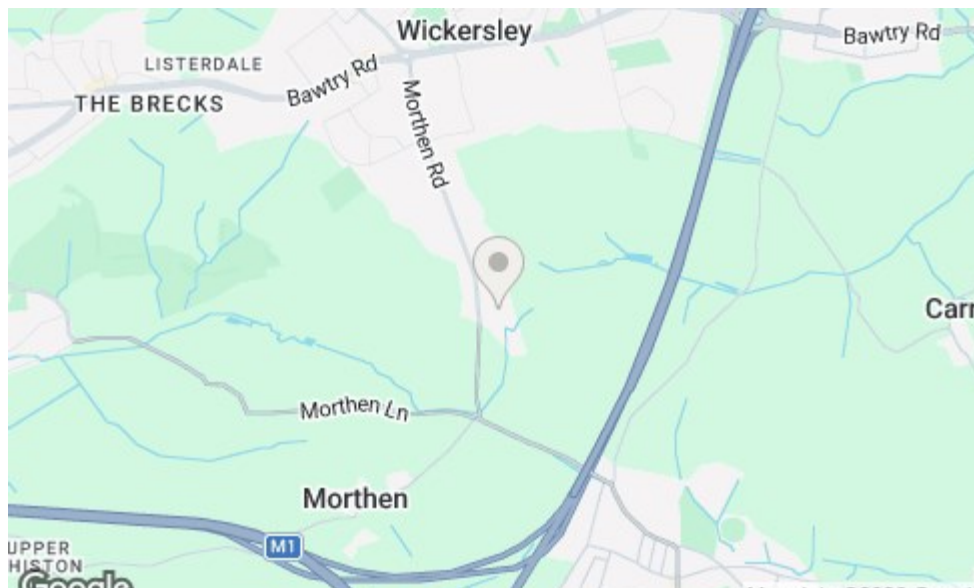




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2020



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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11, Moat lane, Rotherham, S66 1DZ

Offers In The Region Of £550,000

11 Moat lane, Rotherham, South
Yorkshire, S66 1DZ

Description
Situated on one of the most sought-after streets in Wickersley, this beautifully presented four-bedroom detached bungalow offers the perfect balance of modern comfort and charming cottage-style character. Ideally located within easy reach of highly regarded schools, shops, restaurants, bars and excellent transport links, the property combines everyday convenience with a wonderful sense of privacy.

Set slightly back from the road, the home is approached via a generous front garden with a central driveway leading to a detached double garage at the rear, providing ample off-road parking for multiple vehicles. Mature trees and established planting frame the property, creating a private and welcoming first impression.

A stylish barn door-style composite entrance door opens into a spacious hallway, immediately setting the tone for the modern yet cosy interior that flows throughout. The well-proportioned lounge sits to the front of the property and is centred around an attractive wall-mounted fire, creating a warm and inviting space ideal for relaxing evenings.

The heart of the home is the fabulous, thoughtfully designed kitchen, complete with integrated appliances including a full-length fridge and freezer. A practical breakfast bar provides the perfect spot for informal dining. The kitchen flows seamlessly into the bright and versatile Garden Room, currently arranged as a dining and snug seating area, an ideal space for entertaining or enjoying garden views all year round. A separate study leads from the kitchen, offering an excellent work-from-home solution and access to a useful storage area.

There are four well-proportioned bedrooms. The impressive principal bedroom benefits from its own dressing area and a contemporary en-suite shower room, creating a peaceful private retreat. The remaining bedrooms are served by a stylish family bathroom, while the fourth bedroom, currently used as a home office, features fitted wardrobes, demonstrating the flexibility of the accommodation.

Externally, the rear garden is particularly private, mainly laid to lawn with a lovely seating area perfect for summer evenings with family and friends. The detached double garage and extensive driveway further enhance the practicality and appeal of this exceptional home.

This is a property that truly needs to be seen to be fully appreciated. Offering space, style and an enviable location in the heart of Wickersley, early viewing is highly recommended.

Call today to arrange your viewing.

- Beautifully presented four bedroom detached bungalow on one of Wickersley's most sought-after streets
- Prime location close to excellent schools, shops, restaurants, bars and transport links
- Spacious entrance hallway accessed via a stylish barn door style composite door
- Cosy yet generous front-facing lounge with log burner effect gas fire
- Modern kitchen with integrated appliances, full-length fridge and freezer, and breakfast bar
- Garden Room flowing from the kitchen, ideal for dining and additional snug seating
- Master bedroom with dressing area and en-suite, plus contemporary family bathroom
- Generous front garden, extensive driveway for multiple vehicles, detached double garage
- Freehold / Tax Band F
- Early viewing is strongly recommended

