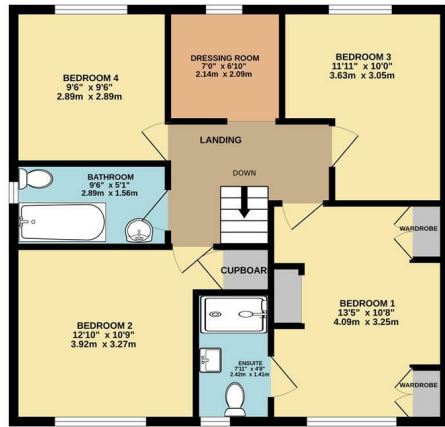


GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



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



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

66, Moorhouse Drive, Rotherham, S66 9FL

Guide Price £320,000

66 Moorhouse Drive, Thurcroft, Rotherham, S66 9FL

Guide Price £320,000 - £340,000

Situated in the modern and highly sought after village of Thurcroft, this impressive five bedroom detached family home offers generous living space, modern comforts and a beautifully presented interior, making it ideal for growing families. Perfectly positioned for local amenities, reputable schools and excellent transport links, the property combines village charm with everyday convenience.

Upon entering, you are welcomed by a spacious entrance hallway with built-in under-stairs storage, providing practical space for coats and shoes, along with internal access to the integrated garage. To the front of the property, a generously proportioned lounge features an attractive inglenook-style fireplace, creating a warm and inviting focal point for relaxing evenings with family and friends.

To the rear, the recently fitted kitchen diner is both stylish and functional. It boasts a range cooker, integrated dishwasher and includes a freestanding American-style fridge freezer. The dining area benefits from French doors opening onto the rear garden, allowing natural light to flood the space while offering seamless indoor-outdoor living. A separate utility room provides space for both a washing machine and tumble dryer, alongside a convenient downstairs WC, further enhancing the practicality of this superb home.

Upstairs, there are five well-proportioned bedrooms. The principal bedroom serves as a comfortable retreat, complete with craftsman-designed, oak-lined fitted wardrobes, a bespoke media wall and a private en suite shower room. The remaining bedrooms offer excellent flexibility for children, guests or home working, all complemented by a modern family bathroom finished to a high standard. Completing the upper level, the loft is fully boarded and fitted with electric lighting and a built-in ladder, providing excellent additional storage space.

Externally, the property enjoys an attractive frontage with low-maintenance astro turf and a newly installed block-paved driveway providing off-road parking and leading to the integrated garage, which benefits from a recently fitted garage door. To the rear is a fully enclosed garden, also laid with low-maintenance astro turf, ideal for families and entertaining, featuring a decking area and a greenhouse.

Further benefits include a Hive smart heating system, air conditioning, plantation shutters fitted to all windows and cast iron radiators and towel rails throughout the property. Beautifully presented throughout, this outstanding home represents an opportunity not to be missed, and early viewing is highly recommended.

- Impressive five bedroom detached family home in the highly sought after village of Thurcroft
- Spacious front facing lounge featuring an attractive inglenook style fireplace
- Recently fitted kitchen diner with range cooker, integrated dishwasher and American fridge freezer included
- French doors from the dining area opening onto the enclosed rear garden
- Separate utility room, downstairs WC and access to the integrated garage
- Principal bedroom with bespoke oak-lined fitted wardrobes and en suite
- Four further well proportioned bedrooms and a contemporary family bathroom
- Low-maintenance front and rear gardens with new block-paved driveway, decking area and greenhouse
- Freehold / Tax Band D
- Early viewing is highly recommended!

