

Basement 16 sq m/172.22 sq ft Approx.
 Ground Floor 106 sq m/1140.97 sq ft Approx.
 First Floor 59 sq m/635.07 sq ft Approx.
 Second Floor 45 sq m/484.37 sq ft Approx.
 Outbuilding 10 sq m/107.63 sq ft Approx.



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 @2026



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5, Sitwell Vale, Rotherham, S60 2UF

Guide Price £475,000

5 Sitwell Vale, Rotherham, S60 2UF

Guide Price £475,000 - £500,000

Tucked away on the exclusive and secluded Sitwell Vale, a no-through lane just off Moorgate Road, this outstanding four-bedroom semi-detached home has been significantly extended and comprehensively upgraded to create a superb family residence. Offering deceptively spacious accommodation across four floors, the property combines contemporary styling, versatile living space and high-quality finishes throughout.

The attractive rendered frontage, integral garage and off-road parking for two vehicles provide an impressive first impression. Inside, the heart of the home is the stunning open-plan breakfast kitchen and dining area, designed for both everyday family life and entertaining. The bespoke kitchen features a range of fitted units, integrated appliances, a range cooker and a striking central island, while a large skylight and bi-fold doors flood the space with natural light and connect seamlessly to the garden. A utility room and ground-floor WC complete this level.

The split-level ground floor adds character and individuality to the layout. A spacious family room provides an ideal retreat for relaxation or as a play room, while a few steps lead down to a versatile study, perfect for those working from home. Beyond, the elegant lounge offers a cosy yet stylish setting, complete with a feature log-burning stove and bi-fold doors opening onto the garden, creating a wonderful indoor-outdoor lifestyle throughout the warmer months.

The integral double-height garage offers excellent storage and future potential, while the fully converted lower ground floor, currently used as a gym, provides a versatile space suitable for a games room, cinema room, hobby room or home office.

The first floor hosts three well-proportioned bedrooms. The principal bedroom benefits from a dressing room and stylish en-suite shower room, while bedrooms two and three share a contemporary Jack and Jill en-suite.

Occupying the entire second floor is an impressive bedroom suite offering excellent privacy, complete with its own en-suite bathroom, dressing area or snug, and extensive eaves storage.

Outside, the rear garden has been designed for family living and entertaining, featuring a lawn and paved seating areas ideal for summer gatherings and outdoor relaxation.

Sitwell Vale is one of Rotherham's most sought-after residential locations, offering easy access to local shops, leisure facilities, highly regarded schools, green spaces and excellent transport links to surrounding towns, cities and the motorway network.

A rare opportunity to acquire a substantial, beautifully finished family home in a highly desirable setting. Early viewing is highly recommended.

- Exceptional four-bedroom semi-detached home offering spacious accommodation across four floors
- Stunning open-plan breakfast kitchen and dining area with central island, range cooker, skylight and bi-fold doors
- Spacious lounge with feature log burner and bi-fold doors opening onto the garden
- Versatile lower ground floor currently utilised as a fully converted gym
- Luxurious bedroom suites with dressing rooms and three contemporary en-suite shower rooms
- Double-height integral garage offering excellent storage and flexible usage potential
- Private rear garden with lawn, patio seating areas and additional external storage
- Exclusive position on a secluded no-through lane of just three properties, close to Moorgate Road amenities, schools and transport links
- Freehold / Council Tax Band
- Early viewing is highly recommended

