







3 Moor Farm Rise

Mosborough • Sheffield • S20 5JR

Asking Price £400,000

Situated on a quiet cul-de-sac within the ever-popular residential area of Mosborough, this attractive and beautifully presented four-bedroom detached home offers spacious, light-filled accommodation, perfectly designed for modern family living. Extended to create generous and flexible living space, the property also offers further potential to convert or extend the integral garage (subject to any necessary consents). A welcoming entrance hallway creates an excellent first impression, filled with natural light and providing access to a practical ground floor cloakroom with WC. The heart of the home is the impressive dual-aspect open-plan living space, offering exceptional flexibility for family life and entertaining. Neutrally decorated throughout, the living room enjoys a feature fireplace and flows seamlessly into an additional reception area before opening via sliding patio doors into the conservatory. With French doors leading directly into the garden, this is a wonderful space to enjoy the changing seasons and maximise the beautiful garden views. The spacious open-plan dining kitchen is fitted with a range of attractive units complemented by contrasting worktops and integrated Neff appliances, including an oven, induction hob, dishwasher and fridge. A separate carpeted dining area features French doors and an additional side door opening onto the garden, creating an ideal setting for family meals and entertaining. A useful walk-in pantry provides excellent storage, while internal access leads directly into the integral garage, which currently incorporates utility space and further storage, whilst also offering exciting future development potential if desired. Upstairs, the generous principal bedroom overlooks the front of the property and benefits from full-length fitted wardrobes together with a contemporary en-suite shower room. A second spacious double bedroom enjoys peaceful views across the rear garden, while the impressive extension has created a further substantial double bedroom complete with built-in storage and its own en-suite shower room. The fourth bedroom, also fitted with built-in storage, offers versatility as a child's bedroom, nursery or home office. Completing the first floor is a well-appointed family bathroom fitted with a modern white three-piece suite, vanity storage with inset wash basin, WC and partial tiling. The landing also provides a useful storage cupboard and access to the loft. Outside, the property continues to impress. A neatly maintained front lawn sits alongside a driveway providing off-road parking for two vehicles and leading to the integral garage. To the side, a dedicated bin storage area and gated access lead through to the exceptional rear garden. Beautifully enclosed and enjoying a high degree of privacy, the garden features a generous paved patio ideal for outdoor dining and entertaining, leading down to a well-maintained lawn bordered by mature hedging and an abundance of colourful established planting. It is a truly peaceful outdoor retreat, perfect for relaxing with family and friends. Moorview Rise enjoys a sought-after position within the highly regarded suburb of Mosborough, one of Sheffield's most popular family locations. The area offers an excellent selection of well-regarded schools, parks and recreational facilities, together with a variety of local shops, supermarkets, cafés and everyday amenities. Crystal Peaks Shopping Centre and Drakehouse Retail Park are just a short drive away, while excellent transport links provide easy access to Sheffield City Centre, Rotherham, Chesterfield and the M1 motorway. Surrounded by open countryside yet offering outstanding convenience, Mosborough provides the perfect balance of village atmosphere and modern family living.





- Attractive Detached Family Home
- Quiet Residential Cul De Sac
- 4 Bedrooms & 3 Bathrooms
- Spacious Open Plan Living Area
- Light & Airy Dining Kitchen

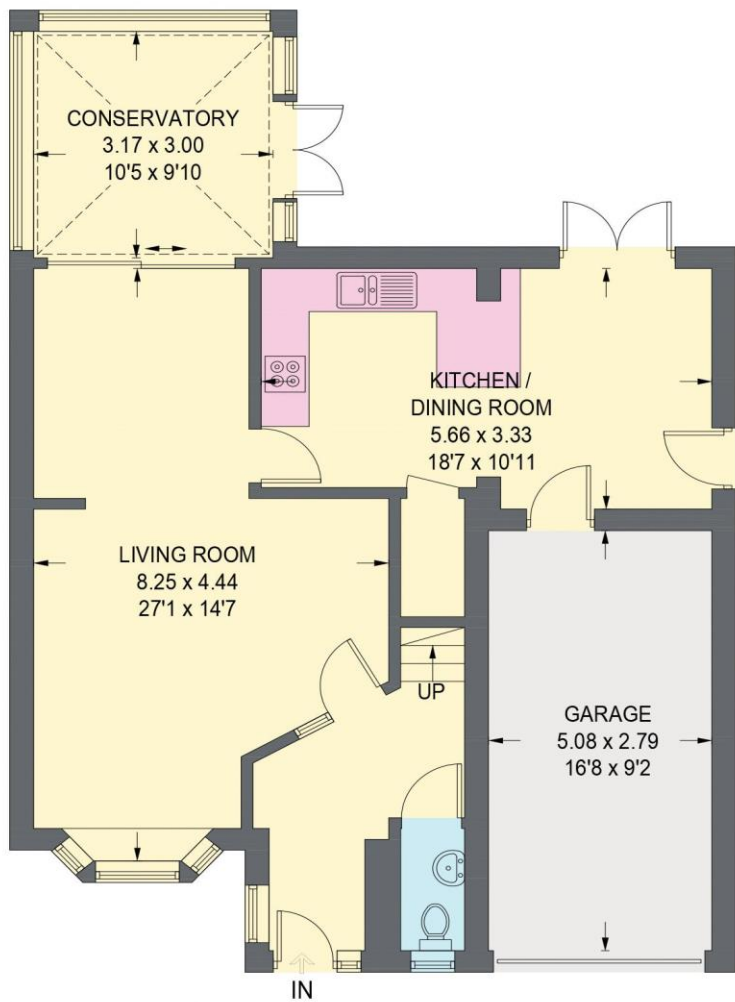
- Well Maintained & Presented Throughout
- Stunning Private Rear Garden
- Driveway & Garage
- Extended Lease 115 Years Remaining
- Council Tax Band D, EPC Rating D



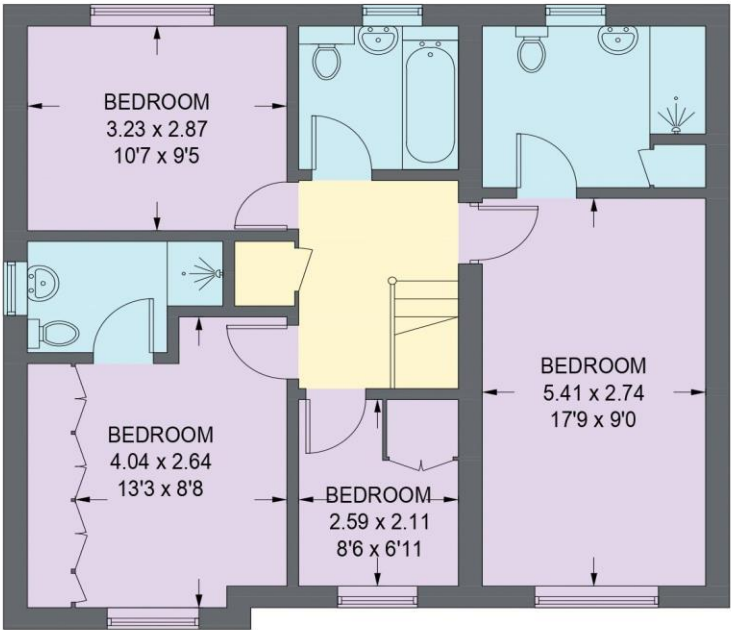


4 MOOR FARM RISE

APPROXIMATE GROSS INTERNAL AREA = 153.3 SQ M / 1650 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
86.3 SQ M / 929 SQ FT



FIRST FLOOR
67.0 SQ M / 721 SQ FT

Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDMRP2025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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