Ground Floor
103 sq m/1108.68 sq ft
Approx.

First Floor
65 sq m/699.65 sq ft
Approx.

Outbuilding
9 sq m/96.87 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..
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EADON LOCKWOOD & RIDDLE
ESTD 1840

Rosewood Cottage, Moorgate Grove, Rotherham, S60 2TR

Guide Price £450,000

Rosewood Cottage Moorgate Grove, Rotherham, S60 2TR

Guide Price £450,000 - £475,000

ELR are delighted to offer to the market this truly beautiful three-bedroom detached property, enjoying a wealth of charm, character and individual features throughout. Occupying a particularly attractive position upon this prestigious no-through road in the ever-popular area of Moorgate, this fabulous home is one that really needs to be seen to be fully appreciated.

From the moment you arrive, the property makes a wonderful first impression, standing proudly behind a gated entrance with an attractive block-paved driveway providing ample off-road parking and access to the attached single garage.

Internally, the property combines traditional character with comfortable and practical family accommodation. The welcoming entrance hall leads through to a dual-aspect lounge, which is a particularly impressive room, featuring exposed beams, a striking Inglenook fireplace and lovely coal effect gas fire, creating a wonderfully warm and inviting focal point.

The well-appointed kitchen diner features an excellent range of fitted wall and base units with attractive wooden doors and drawer fronts, complemented by generous Corian worktop space and a range cooker. This superb room provides a sociable and versatile space, ideal for both everyday family life and entertaining. From the kitchen, access leads into the fabulous conservatory, which enjoys lovely views over the stunning rear garden and offers a peaceful setting in which to relax and appreciate the beautiful outlook throughout the seasons. A useful utility room, together with a convenient WC and cloakroom, completes the ground floor.

To the first floor are three good-sized bedrooms, all benefiting from fitted wardrobes, providing excellent storage. The master bedroom is particularly well proportioned and further benefits from its own en-suite shower room. A family bathroom serves the remaining bedrooms.

Outside, the property is equally impressive. The front is approached via a gated entrance and attractive cobbled driveway, with mature planting adding to the property's attractive kerb appeal. To the rear is a truly stunning garden, featuring a generous lawn surrounded by an abundance of mature trees, established plants, shrubs and bushes. There are also a number of seating areas, creating a wonderful private setting and making the garden an ideal space for entertaining, relaxing or simply enjoying the peaceful surroundings.

The location is another major attraction. Situated off Moorgate Road, the property is conveniently positioned close to Thomas Rotherham Sixth Form College, Oakwood School and the Rotherham Hospital. Rotherham town centre is less than a mile away, while excellent transport links provide easy access to the Sheffield Parkway and M1 motorway, making this an ideal location for commuters.

This is a truly special property which successfully combines character, charm, generous accommodation and beautiful gardens in a highly sought-after location. A must-see home that is sure to impress.

- Beautiful three-bedroom detached character property
- Prestigious no-through road in the sought-after area of Moorgate
- Impressive dual-aspect lounge with exposed beams, feature fireplace and coal effect gas fire
- Beautifully appointed kitchen diner with an excellent range of wooden wall and base units, generous Corian worktops and a range cooker
- Fabulous conservatory enjoying views over the stunning mature garden
- Three good-sized bedrooms, all with fitted wardrobes, plus master en-suite
- Gated cobbled driveway with attached single garage
- Exceptional private rear garden with generous lawn, mature planting and seating areas
- Freehold / Council Tax Band F
- Early viewing is highly recommended