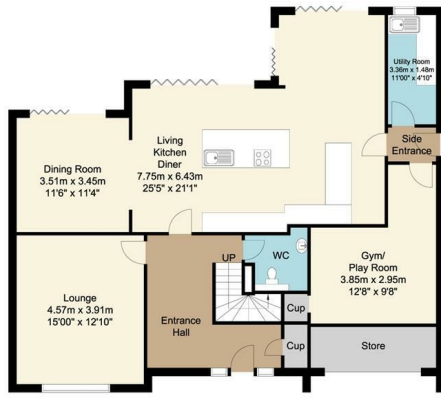
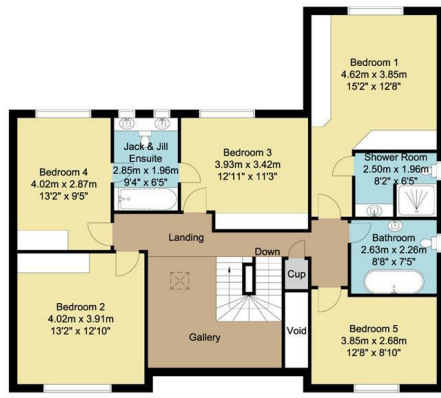


Ground Floor
120 sq m/1291.66 sq ft
Approx.



First Floor
103 sq m/1108.68 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



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

12, Middle Drive, Moorgate, S60 3DJ

Guide Price £675,000

12 Middle Drive, Moorgate, South Yorkshire, S60 3DJ

Description
Guide Price £675,000 - £700,000

ELR are delighted to present to the open market this impressive family home, situated on the highly sought-after Duke of Norfolk Estate in Moorgate. This exceptional five-bedroom detached residence offers beautifully presented, generously proportioned accommodation throughout, making it an ideal home for modern family living. From the moment you step inside, the quality, space, and attention to detail are immediately apparent, creating a home that is sure to impress.

The welcoming and spacious entrance hallway immediately sets the tone for the rest of the property, creating a wonderful first impression. To the front of the home is a stylish and spacious lounge, providing an ideal space for relaxation and entertaining.

The true heart of the home is the stunning open-plan kitchen, dining and living area. Finished with contemporary grey gloss units, luxurious white quartz worktops and a central island incorporating a breakfast bar, induction hob and sink, this impressive space is perfectly designed for modern family living. Large bi-fold doors flood the room with natural light and seamlessly connect the indoor and outdoor living spaces.

The former garage has been thoughtfully converted to create a highly versatile additional reception room, currently utilised as a gym and playroom, together with a separate storage area. This flexible space can easily be adapted to suit a variety of lifestyle needs, whether as a home office, snug, games room or additional family room. A contemporary ground-floor WC completes the accommodation on this level.

To the first floor, the property continues to impress with five well-proportioned double bedrooms. The superb master suite benefits from fitted wardrobes and a stylish en-suite shower room. Bedrooms two, three and four also feature fitted wardrobes, whilst bedrooms three and four are served by a convenient Jack and Jill en-suite. The remaining bedrooms are complemented by a luxurious family bathroom, beautifully appointed with a stunning free-standing bath and high-quality fittings throughout.

Externally, the property enjoys excellent kerb appeal with a driveway providing ample off-road parking, alongside a neat lawn and established planting to the front. To the rear is a generous and private garden featuring a well-maintained lawn, a substantial Indian stone patio ideal for outdoor entertaining, and mature trees and shrubs that provide an excellent degree of privacy.

Ideally positioned within this highly desirable residential location, the property is conveniently situated close to Rotherham Hospital, the town centre, local amenities, highly regarded schools and excellent motorway links, making it perfect for commuters and growing families alike.

This truly outstanding home combines luxury, space and versatility in equal measure and must be viewed to be fully appreciated.

Early viewing is highly recommended. Contact us today to arrange your appointment.

- Stunning five bedroom detached family home on the highly sought-after Duke of Norfolk Estate, Moorgate
- Magnificent open-plan kitchen/diner/lounge with four sets of bi-fold doors opening onto the rear garden
- Stylish contemporary kitchen featuring a large central island, quartz worktops and integrated appliances
- Spacious front-facing lounge and impressive bright entrance hallway
- Versatile converted garage offering a gym/playroom plus additional storage space
- Luxurious master bedroom with modern en-suite and walk-in shower
- Two further double bedrooms benefiting from a beautifully appointed Jack and Jill en-suite
- Large driveway, expansive rear garden with Indian stone patio, and excellent access to schools, Rotherham Hospital and the M1 motorway
- Freehold / Council Tax Band E
- Early viewing is highly recommended

