FOR SALE









Moorgate Avenue, Moorgate
Guide Price £800,000

MARTIN&CO







Moorgate Avenue, Moorgate

5 Bedrooms, 3 Bathroom

Guide Price £800,000

- **Executive home**
- **Private Road location**
- **Five bedrooms**
- **Double garage**
- **Sought after location**

GUIDE PRICE £800,000 - £825,000. A rare opportunity to acquire an impressive executive family home, positioned at the head of a private road within the highly regarded Moorgate area of Rotherham. Occupying a generous plot and offering flexible accommodation throughout, this beautifully presented five double bedroom detached property has been fully redecorated, creating a true turnkey home ready for immediate occupation.

Moorgate continues to be one of Rotherham's most sought-after residential locations, offering excellent access to a wide range of amenities. Rotherham Hospital is within easy reach, while nearby shops, supermarkets and leisure facilities cater for everyday needs. The area is particularly well placed for commuting, with convenient access to the M1, M18 and A630 Parkway, providing links to Sheffield, Doncaster and beyond. Rotherham Central railway station is also easily accessible, offering rail connections across South Yorkshire. Families are well served by a selection of highly regarded schools in the surrounding area, including Oakwood High School, Sitwell Junior School and Thomas Rotherham College.

The property is approached via electric gates which open onto a substantial pebbled driveway, providing ample off-road parking and access to the attached

double garage with electric doors. The attractive frontage immediately sets the tone for the quality found throughout the home.

The accommodation begins with a welcoming entrance hall, featuring an impressive oak balustrade staircase rising to the first-floor galleried landing. The hallway provides access to the principal ground floor rooms and creates a strong first impression of the space and quality on offer.

A cloakroom/WC provides practical convenience for guests and everyday family living. Study. The formal lounge is a generously proportioned reception room, ideal for both relaxing and entertaining, with doors opening directly onto the rear garden, allowing a seamless connection between the indoor and outdoor spaces during the warmer months.

A separate dining room offers excellent versatility and is currently utilised as a family room. This adaptable space could equally serve as a formal dining area, children's playroom, home office or additional sitting room depending on individual requirements.

At the heart of the home is the spacious dining kitchen, fitted with a comprehensive range of wall and base units providing excellent storage and workspace. Designed with family life in mind, the kitchen offers ample room for dining and socialising, creating a natural gathering point within the property. The space flows through into the orangery, a superb addition which provides further reception space and enjoys pleasant views across the rear garden. This light-filled room lends itself perfectly to family living, entertaining or simply enjoying the garden throughout the seasons.

A separate utility room enhances the practicality of the ground floor and provides additional storage and laundry facilities. Underfloor heating throughout the ground floor adds comfort and efficiency, while thermal roof panels contribute towards heating the water supply, helping to improve the home's overall energy performance.

The first-floor accommodation centres around an impressive galleried landing, enhanced by a large picture window which allows natural light to flood the space. There are five well-proportioned double bedrooms, offering flexibility for growing families, multi-









generational living or those requiring dedicated work-from-home space.
The principal bedroom benefits from built-in wardrobes and a private en-suite shower room. A second bedroom also enjoys the advantage of its own en-suite facilities, making it ideal for older children or visiting guests. Four of the bedrooms include fitted wardrobes, providing valuable storage without compromising floor space. One of the bedrooms is currently arranged as a gym, highlighting the versatility available throughout the property.
The family bathroom is fitted with a four-piece suite, offering both bath and separate shower facilities to comfortably serve the remaining bedrooms.
Externally, the rear garden provides an excellent space for outdoor enjoyment. Generous in size and thoughtfully landscaped, it features a patio area ideal for outdoor dining, a well-maintained lawn and mature shrub borders and trees which create a pleasant degree of privacy and colour throughout the year. A covered barbecue area further enhances the outdoor entertaining options, making the garden well suited to family gatherings and social occasions.
Combining substantial living space, versatile accommodation, quality presentation and a highly desirable location, this impressive home represents an excellent opportunity for a wide range of purchasers. Internal viewing is essential to fully appreciate the scale, layout and quality of accommodation available. All the windows are sash windows that lift, drop down and lean inwards.

ENTRANCE HALL An impressive hallway with an oak spindled staircase rising to the first floor landing. Coving and downlights to the ceiling. With tiled floor and double front facing doors.

DOWNSTAIRS WC With a white two piece suite comprising of a vanity wash hand basin with high gloss brown units, low flush w.c, tiled floor and window.

CLOAKROOM Providing storage.

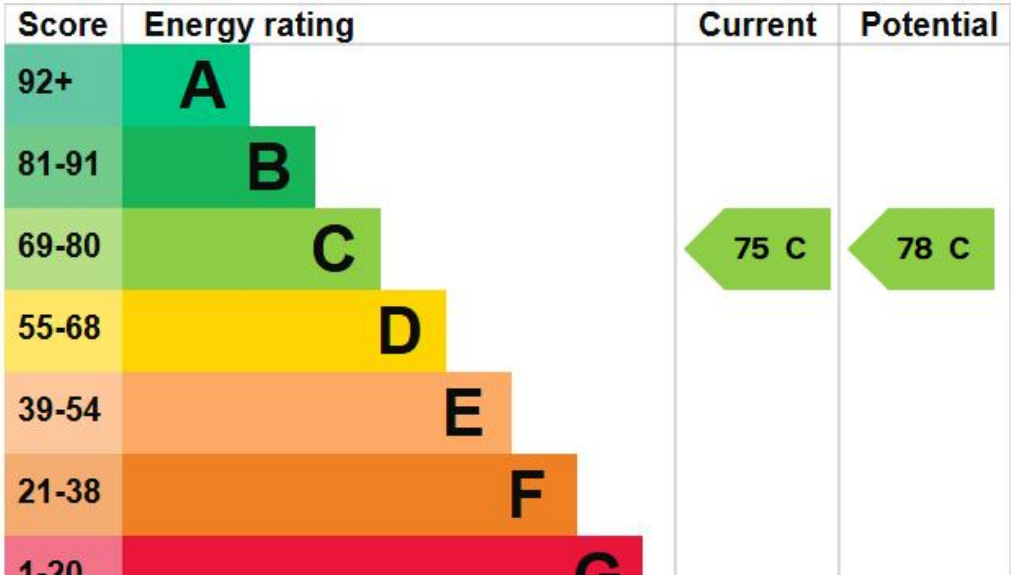
STUDY With coving and downlights to the ceiling. Fitted furniture, laminate flooring and window.

LOUNGE A generous size lounge with coving to the ceiling. There is laminate flooring, contemporary style gas fire, window and French doors open into the garden.

DINING ROOM Currently used as a family room with with coving to the ceiling, laminate floor, window with window seat.

DINING KITCHEN With coving and downlights to the ceiling and a full range of fitted wall and base units in high gloss cream. Wall units include extractor hood. Base units are set beneath granite worktops which include a one and a half bowl sink, integrated dishwasher, two ovens, steamer oven, microwave, kick board lighting, laminate flooring and dual aspect





MARTIN&CO


BodyCraft
Jones
SPINNING



Ground Floor



Approximate total area(1)

2876 ft²

267 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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The Property Ombudsman