



Queensway, MOORGATE

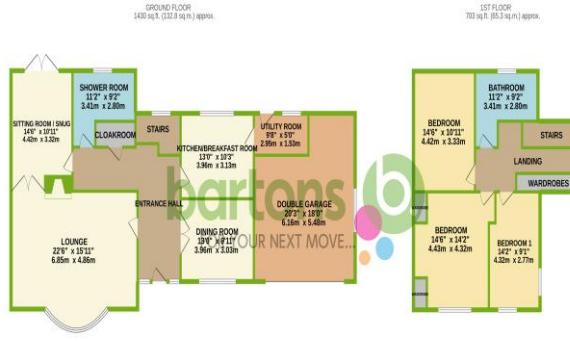


Guide Price £550,000 to £575,000 - This stunning forever detached family home stands proudly upon Queensway, arguably one of the best locations within the desirable Duke of Norfolk Estate in Moorgate which is close to Rotherham Hospital, Schools, and is within easy commuter reach of Sheffield and the M1/M18 motorway networks. It is well maintained and tastefully appointed throughout and occupies a large plot with beautifully kept landscaped gardens providing **HUGE POTENTIAL** for development or extension. Current accommodation comprises: Reception Hall, spacious main bay windowed Lounge Reception with feature fireplace and French doors into a second snug / Sitting Room, in turn with further patio doors looking into the Garden. It has a separate Dining Room, Downstairs Shower Room, Breakfasting Kitchen and a Utility Room with integral access to the generous **DOUBLE GARAGE** which has an electrically operated roller door. The first floor has an ample sized landing, three double bedrooms and a Bathroom. Externally it certainly has the **WOW FACTOR**. The front has a tree lined garden and a fully blocked paved driveway, the rear having a sizeable enclosed garden with an extensive raised patio seating, a lower garden which is laid to lawn with mixed borders, and a corner Summer House from which it can be admired and enjoyed. Viewing Advised - **STRICTLY BY APPOINTMENT**. EPC to follow



ACCOMMODATION

- **Stunning Detached Forever Home - QUEENSWAY**
- **Sizeable Plot with HUGE POTENTIAL FOR DEVELOPMENT**
- **Three Reception Rooms, Downstairs Shower Room**
- **Breakfasting Kitchen, Utility Room and INTEGRAL DOUBLE GARAGE**
- **Three First Floor Double Bedrooms**
- **Fabulous Landscaped Gardens**
- **HIGHLY SOUGHT AFTER LOCATION - Close to Rotherham Hospital, Sheffield and the M1/M18 Motorways**
- **Tenure: FREEHOLD Council Tax Band: F**



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