

**FOR SALE**



**Mair Court, Moorgate**  
**Asking Price Of £450,000**

  
**MARTIN & CO**



## Mair Court, Moorgate

4 Bedrooms, 2 Bathroom

Asking Price Of £450,000

- Executive style home
- Four bedrooms
- En suite
- Cul de sac
- Double garage

Discover the pinnacle of suburban living with this exquisite four-bedroom detached family home, nestled at the quiet head of a cul-de-sac in the sought-after area of Moorgate. Designed for both comfort and elegance, this property is perfectly positioned with convenient access to major commuter routes like the M1, M18, and Sheffield Parkway, and is just moments away from Rotherham General Hospital.



Step inside to find a welcoming entrance hall with a beautifully spindled staircase leading to the upper floors. The ground level features a cloakroom, a spacious lounge complete with a charming bay window and French doors that open to a lush rear garden, creating a perfect blend of indoor and outdoor living. The dining room, connected to a stylish conservatory offers a scenic view of the garden, ideal for relaxing afternoons. The large dining kitchen boasts Beech effect fitted units and ample space for culinary adventures, alongside a practical utility room.

The home offers a versatile second reception room or study with a bay window, enhancing the property's appeal. Upstairs, the galleried landing leads to four generously sized bedrooms, with the master bedroom featuring an en-suite shower room for added privacy.

A family bathroom with a four-piece suite caters to all family needs.

Externally, the property excels with a block-paved drive providing extensive off-road parking alongside a double garage with electric doors. The gated rear garden is a haven of tranquility with a patio, gazebo, and a summer house set amidst mature shrubs.

This property promises a lifestyle of unmatched convenience and luxury. Schedule your viewing today to experience this incredible home."

**ENTRANCE HALL** With spindled staircase to the first floor landing and under stairs storage cupboard, front facing entrance door with side windows.

**CLOAKROOM** Having a two piece suite which comprises of a low flush w.c, wash hand basin, tiled splash back and tiled floor.

**LOUNGE** A generous size lounge with coving to the ceiling. The focal point of the room is the feature fire surround housing the living flame gas fire, rear facing French doors to the garden and front facing bay window.

**SECOND RECEPTION ROOM** With coving to the ceiling and front facing bay window.

**DINING ROOM** With coving to the ceiling, door to the kitchen and lounge, rear facing double doors to the sun room.

**SUN ROOM** With side and rear facing windows overlooking the garden and rear facing French doors onto the garden.

**DINING KITCHEN** A generous size room with an extensive range of fitted wall and base units in Beech effect, wall units include extractor hood, light pelmet and glass fronted display cabinets. Base units are set beneath worktops which include a one and a half bowl



sink, hob, oven, plumbing for washing machine, tiled splash backs, downlights to the ceiling and two rear facing windows.

UTILITY ROOM With wall and base units in Beech effect, plumbing for washing machine and side facing entrance door.

LANDING A stunning landing with spindled balustrade, loft access, airing cupboard and front facing roof style window.

BEDROOM ONE With rear facing window and fitted wardrobes.

EN SUITE With a white three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle. tiling to the walls and side facing window.

BEDROOM TWO With a front facing bay window and fitted wardrobes.

BEDROOM THREE With fitted wardrobes and rear facing window.

BEDROOM FOUR With a front facing window.

BATHROOM Having a four piece suite which comprises of low flush w.c, wash hand basin, bath, separate shower cubicle, tiling to the walls and side facing window.

OUTSIDE Set at the head of a cul de sac with block paved drive proving off road parking which leads to the double garage with electric doors. With lawn areas. A gate leads to the side of the property which in turn leads to the rear garden. The rear garden is well maintained with lawn, patio areas, gazebo, shrub borders and summer house.

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Ground Floor



**Approximate total area<sup>m</sup>**  
 1597.04 ft<sup>2</sup>  
 148.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

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