33 Boston Castle Grove, Moorgate, Rotherham, S60 2BA

Offers In Region Of £350,000

Enjoying an enviable location at the head of the cul de sac with open views to the rear and one side, this five bedroom executive style detached property has been in the same family for over four decades. Situated in grounds of good proportion and four of the bedrooms being of double size, the property truly warrants an internal inspection.
Enjoying an enviable cul de sac location with open views to the rear and one side, this five bedroom executive style detached property is situated in grounds of good proportion and four of the bedrooms are of double size. With an en suite to the principal bedroom, double garage and gardens to three sides, the property truly warrants an internal inspection. For anyone enjoying walks in the park, this property is their perfect find as it is literally yards from Boston Park and the Castle. Gas central heating, double glazing and alarm system.

Storm porch * Entrance hallway * WC * Lounge with focal fireplace * Dining room * Fitted breakfast kitchen * Utility room * First floor landing * Five bedrooms * Family bathroom * Gardens * Driveway and double garage * EPC rating D

Location

This property sits proudly to the head of the cul de sac upon Boston Castle Grove with rear and side gardens overlooking the fields/woodland of Boston Park and Castle. Many a hearty a walk can be enjoyed through the woodlands and from the Castle and picnic tables views can be enjoyed across Rotherham towards Sheffield. At the bottom of Boston Castle Grove is a Tesco mini supermarket and also bus services here into Rotherham town centre. The highly regarded Thomas Rotherham College is also located on the corner of Boston Castle Grove/Moorgate Road and with the secondary School only a few hundred yards away on Moorgate Road. For the commuter, Junction 33 of the M1 motorway and the Sheffield Parkway is approximately two miles away.

Description

This five bedroom detached executive family home which, although is of a good size, does still allow for a conservatory or extensions to the side or rear (subject to local planning regulations) which would seriously make this already lovely home, something else! Only the second occupants of the home since being built and they have been here for over 40 years which speaks highly of the property and location. The property is offered with gas central heating, double glazed windows and alarm system.
ACCOMMODATION

STORM PORCH a side facing door gives access to the useful porch not only for added security but for the removal of the wet clothes and boots on a rainy day! There is a tiled floor and further door leading through to the ENTRANCE HALLWAY where there is an understairs cupboard and with stairs rising to the first floor. The ground floor WC consists of a two piece suite with front facing window.

The spacious LOUNGE has a dual aspect with a bay window to the front with deep sill while to the rear is a double glazed door to the garden. There is a focal fireplace with a coal effect living flame fire set within the surround and back and hearth. Next to the lounge is the STUDY, also a front facing room, and the rear facing DINING ROOM is big enough to house a table for at least eight people.

The spacious BREAKFAST KITCHEN has a separate breakfasting area with TV point and rear facing window while, to the kitchen area, is a comprehensive range of wall, base and drawer units with various integrated electrical appliances. Incorporated into the work surfaces is a single drainer sink unit with mixer tap together with an electric hob with split level electric oven and overhead concealed extractor hood. The kitchen overlooks the spacious side garden and from the kitchen a door leads through to the REAR ENTRANCE LOBBY with built in shelved cupboards and door to the rear garden. Beyond this is the UTILITY ROOM which houses the wall mounted combination boiler and has plumbing for washing machine. There is a Belfast style pot sink, tiled walls and further side facing window.

FIRST FLOOR LANDING with access to the loft space and a front facing window.

The PRINCIPAL BEDROOM has an abundance of fitted wardrobes providing hanging and shelving together with bedside drawers. There are both front and side facing windows, the side window allowing views over the Park. The EN SUITE SHOWER ROOM has a three piece suite, chrome effect ladder style radiator, tiled floor and front window. The remaining FOUR BEDROOMS are all of good proportion,
three being doubles all of which have rear aspect while the single bedroom is to the front.

The **FAMILY BATHROOM** is fitted with a white three piece suite comprising panelled bath with overhead shower with side screen, low level WC and wash hand basin. Co-ordinating tiling to the floor and walls, further chrome effect ladder style radiator and a front facing window. Shaver connection point.

**OUTSIDE**
Fronting the property is a spacious driveway providing ample off road parking for several vehicles and further pebble parking area to the side and rear. The drive leads to the front left of the property where there is a **DOUBLE TANDEM STYLE GARAGE** which has an electrically operated up and over door, power light and alarm. There is a lawned garden area to both sides of the property, the main walled garden to the left which has patio area, greenhouse and mature flower and shrub borders. Wooden garden shed.

All in all a lovely family home.

**GENERAL INFORMATION**
These particulars have been prepared by the agent, and subsequently approved by the seller. Please note no survey has been carried out and no appliances have been tested. It is recommended that any prospective buyer carries out their own checks prior to completion.

**VIEWING**
Strictly by appointment through ELR Wickersley office.

**OFFER PROCEDURE**
All enquiries and negotiations to ELR Wickersley office. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our financial services consultants will speak with you to “qualify” your offer.