



TOTAL FLOOR AREA: 2783 sq.ft. (258.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any.

Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



99, Woodfoot Road, Rotherham, S60 3EH

Offers In The Region Of £627,000

99 Woodfoot Road, Moorgate,
Rotherham, S60 3EH

Description
If you're looking for a spacious family home with accommodation in excess of 2700sq ft & situated upon one of Rotherham's finest residential postcodes then look no further!
This **SIX BEDROOM & 3 BATHROOM** executive home has it all. Backing onto the Boston Park Woodlands & with added security of CCTV & alarm system, the home enjoys 4 reception rooms 1 being the 'P' shape conservatory with views over the mature enclosed garden area with decking.
The main 'hub' of the property is the stunning spacious kitchen with central island, granite worktops, integrated dishwasher & Neff appliances.
Leading off the spacious galleried landing are the 6 bedrooms, 5 double & 2 with en suite & the modern family bathroom fitted with 4 piece suite. The principal bedroom is of very generous proportion with seating area & adjoining modern en suite.
A spacious front driveway provides ample off road parking leading to the **DOUBLE INTEGRATED GARAGE**.
Early viewing highly recommended

- A 6 bedroom executive detached family home
- 2 en suites & spacious family bathroom
- 4 reception rooms plus large breakfast kitchen
- Bi-fold doors from kitchen to rear garden
- Downstairs WC
- Separate family room adjoining Lounge
- Double garage with 2 electric remote doors
- Approx 2 miles to M1/Sheffield Parkway
- Very close to Rotherham Hospital
- Catchment for Sitwell School & Oakwood School

