

# 156 MOORGATE ROAD



BLENHEIM









AN EXCEPTIONAL  
FAMILY HOME,  
SET WITHIN AN  
EXCLUSIVE GATED  
COMMUNITY

WELCOME TO 156 MOORGATE ROAD, A LUXURIOUS HAVEN FOR MODERN LIVING.

*Situated in a desirable location within a secure gated community, this four/five bedroomed detached residence has been extensively renovated over recent years to an impeccably high standard.*







The generously proportioned accommodation is arranged over three floors and boasts excellent flexibility in its layout, which caters well for families.

Finished to a high specification throughout, this magnificent home incorporates Phillips Hue adjustable colour, smart lighting throughout, triple glazed windows with fitted shutters and a selection of high-quality integrated appliances by Neff, Bosch and Hotpoint.

Upon entering the five-property development through the intercom operated electric gate, a sense of exclusivity is apparent. 156 Moorgate Road occupies the prime central position and provides off-road parking for multiple vehicles to the front, along with an integral double garage. A welcoming entrance hall awaits on the ground floor, where there is a versatile office, playroom/fifth bedroom and a useful utility room/second kitchen and separate WC.

Uniquely, the heart of the home is located on the first floor with a spectacular open plan living kitchen, consciously designed to facilitate wonderful spaces for cooking, relaxing and dining. Superbly appointed with a large central island, a breakfast seating area and a bar, the living kitchen showcases feature LED lighting and sliding aluminium doors that open out onto the balcony. Hidden within the cabinetry is a walk-in pantry, which even has plumbing in place for an ice machine. A magnificent lounge presents a relaxing sanctuary for enjoying evenings with family or friends, and has a contemporary marble fireplace that houses a log effect Gazco fire.

The first floor is home to four spacious bedrooms, including the sumptuous master suite which is of a substantial size. The second bedroom has the benefit of an en-suite with a large walk-in shower, whilst the third bedroom connects to the family bathroom.

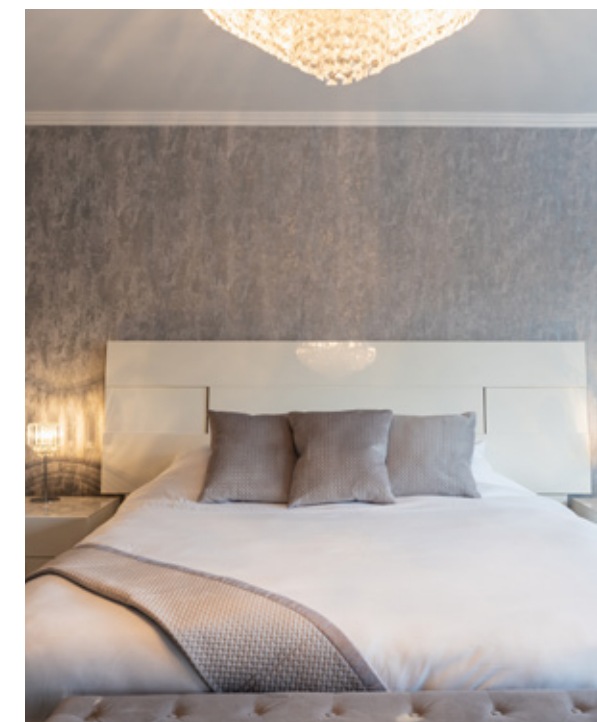
Landscaped by the current owners, the rear garden provides a fully enclosed setting that incorporates a full-width patio, an additional decked terrace and a variety of mature trees. Planning permission is granted for a single storey rear extension (REF RB2022/1623), enabling the opportunity to create further living spaces if desired.

The property is conveniently located for the amenities of Whiston, including public houses and shops. A short drive takes you to Wickersley, where there is a further variety of restaurants, public houses, shops and cafes. Rotherham Hospital is within walking distance and there is a range of good local schooling in the area, including Thomas Rotherham College. The M1 and M18 motorways are conveniently accessible, providing routes to Doncaster, Nottingham, Leeds and London. It is also a short drive to Sheffield city centre.

**The property briefly comprises of on the ground floor:** Entrance hall, integral double garage, WC, office, playroom/bedroom 5 and utility room/second kitchen.

**On the first floor:** Landing, lounge, WC, living kitchen, balcony and pantry.

**On the second floor:** Landing, bedroom 4, bedroom 2, bedroom 2 en-suite shower room, family bathroom, master bedroom, master en-suite shower room, bedroom 3 and loft access.





# GROUND FLOOR

*A composite door with obscured triple glazed side panels opens to the entrance hall.*

## Entrance Hall

A bright and welcoming entrance hall with pendant light points, one decorative panelled wall, central heating radiator, telephone points and engineered timber flooring. Timber doors open to the integral double garage, WC, office, playroom/bedroom 5 and utility room/second kitchen.

## Integral Double Garage

20'0 x 16'2 (6.10m x 4.92m)

Having an electric roller shutter door, lights, power and housing the Worcester boiler.

## WC

With a pendant light point, extractor fan, partially tiled walls, central heating radiator and tiled flooring. There is a suite in white, which comprises a low-level WC and a wash hand basin with a Grohe chrome mixer tap and storage beneath.

## Office

15'6 x 14'8 (4.72m x 4.47m)

A versatile reception room with direct access to the garden via double UPVC doors with double glazed panels. Also having a flush light point, wall mounted light points and a central heating radiator.

## Playroom/Bedroom 5

15'8 x 10'3 (4.77m x 3.13m)

Currently used as a playroom but could easily be a fifth bedroom. Having side facing UPVC triple glazed windows with security glass, fitted shutters, flush light point, wall mounted light points, TV/aerial point, telephone point and a central heating radiator.

## Utility Room/Second Kitchen

Having a rear facing UPVC triple glazed window with fitted shutters, flush light point, extractor fan, central heating radiator and engineered timber flooring. There is a range of fitted base and wall units, incorporating a work surface, splash backs and an inset 1.0 bowl Blanco sink with a Grohe extendable chrome mixer tap. There is space/provision for an under-counter appliance, a washing machine and a tumble dryer and could easily be used as a ground floor kitchen. A composite door opens to the left side of the property.

From the entrance hall, a staircase with an oak hand rail, brushed nickel balustrading and an under-stairs storage cupboard with cloaks hanging rises to the first floor.



ENTRANCE HALL



UTILITY ROOM/SECOND KITCHEN





LIVING KITCHEN

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*Renovated to an impressive standard to create a modern haven that accommodates effortless, flexible living for a family.*



# FIRST FLOOR

*Located on the first floor is the heart of the home, the living kitchen. Perfect for enjoying time with family or hosting celebrations with guests.*

## Landing

Having a front facing UPVC triple glazed window with fitted shutters, pendant light points, one decorative panelled wall and a central heating radiator. Timber doors open to the lounge, WC and living kitchen.

## Lounge

20'1 x 16'0 (6.12m x 4.88m)

An exceptionally spacious reception room with a front facing UPVC triple glazed window with a deep sill and a side facing UPVC triple glazed window, both with fitted shutters. Also having a coved ceiling, pendant light point, wall mounted light points, TV/aerial point and a telephone point. The focal point of the room is the Gazco log effect gas fire with remote control, feature recessed lighting and a contemporary marble mantel, surround and hearth.

## WC

With a pendant light point, extractor fan, one fully tiled wall, illuminated vanity mirror, recessed illuminated shelf and tiled flooring with under floor heating. A suite in white comprises a wall mounted RAK Ceramics WC and a wall mounted wash hand basin with a Grohe chrome mixer tap and a tiled splash back.

## Living Kitchen

32'4 x 14'9 (9.86m x 4.50m)

An outstanding open plan living kitchen that perfectly accommodates cohesive family living with ample space for cooking, relaxing and dining. Having a rear facing UPVC triple glazed window with fitted shutters, coved ceiling, recessed lighting, wiring for ceiling speakers, feature LED lighting, TV cabling and tiled flooring with under floor heating. A fitted bar comprises wall cabinets, a recessed light

point, glazed shelf, quartz work surface, a splash back and an integrated wine cooler. The kitchen area comprises a range of fitted base/wall and drawer units, incorporating matching quartz work surfaces, splash backs and an inset Franke 2.0 bowl stainless steel sink with an extendable chrome mixer tap. Part of the work surface extends to create a breakfast bar which allows space for three chairs. A central island provides additional storage and incorporates a matching quartz work surface and above is a feature dropped ceiling with LED and recessed lighting. The integrated appliances include a Neff Flex induction hob with a Neff downdraft extractor hood, two John Lewis fan assisted ovens, two Neff warming drawers, Bosch dishwasher, full-height Bosch fridge/freezer and a Hotpoint under-counter fridge.

Within the kitchen cabinetry, double doors open to the:

## Pantry

Having a side facing UPVC triple glazed obscured window with a fitted shutter and a granite sill, recessed light point and tiled flooring. A wide opening gives access to a further storage area, which has plumbing for an ice machine and houses the under floor heating valves.

From the dining area, two sliding aluminium doors with three remote controlled electric blinds, triple glazed panels and a matching side panels open to the balcony.

## Balcony

15'7 x 4'11 (4.75m x 1.50m)

Overlooking the garden with wrought iron balustrading and a hand rail. A wrought iron spiral staircase leads down to the rear patio.

From the first floor landing, the staircase continues to the second floor.



LOUNGE















# SECOND FLOOR

## Landing

Having a side facing UPVC triple glazed window with a fitted shutter, pendant light points and a central heating radiator. Timber doors open to bedroom 4, bedroom 2, family bathroom, master bedroom and bedroom 3. Access can also be gained to a very large loft space which provides excellent storage and is fully boarded.

## Bedroom 4

10’11 x 8’2 (3.33m x 2.50m)

With a rear facing UPVC triple glazed window with fitted shutters, coved ceiling, flush light point, central heating radiator, TV/aerial point and engineered timber flooring.

## Bedroom 2

13’1 x 10’3 (4.00m x 3.13m)

A spacious double bedroom suite with a front facing UPVC triple glazed window with fitted shutters, coved ceiling, pendant light point, central heating radiator and a TV/ aerial point. There is a built-in wardrobe, incorporating long hanging and shelving. A sliding timber pocket door opens to the bedroom 2 en-suite shower room.

## Bedroom 2 En–Suite Shower Room

Having a side facing UPVC triple glazed obscured window with a fitted shutter, recessed lighting, extractor fan, recessed glazed shelving, illuminated vanity mirror, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises a low-level WC and a wall mounted wash hand basin with a Grohe chrome mixer tap, a tiled splash back and storage beneath. To one wall is a large walk-in shower enclosure with a fitted rainfall shower, a recessed tiled shelf and a glazed screen.

## Family Bathroom

A sleek family bathroom finished to a high standard and modern design. Having a rear facing UPVC triple glazed obscured window with fitted shutters, extractor fan, flush light point, wall mounted light points, provision for a

speaker, one fully tiled wall, central heating radiator and tiled flooring. A suite in white comprises a RAK Ceramics wall mounted WC and a vanity unit, incorporating a tiled surface and splash back, Victoria + Albert wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding Victoria + Albert bath with a Grohe chrome mixer tap and a hand shower facility. To one corner is a walk-in shower enclosure with a fitted Grohe rain head shower, an additional hand shower facility and a glazed screen/door. A sliding timber pocket door opens to bedroom 3.

## Master Bedroom

19’6 x 16’1 (5.95m x 4.90m)

A sumptuous master bedroom suite that is very generously sized. Having a front facing UPVC triple glazed window with fitted shutters, coved ceiling, pendant light point and a central heating radiator. A timber door opens to the master en-suite shower room.

## Master En–Suite Shower Room

A newly fitted en-suite shower room with a side facing UPVC triple glazed window with a fitted shutter, recessed lighting and an extractor fan. Also having an illuminated vanity mirror, shaver point and mirror, partially tiled walls in granite, central heating radiator and tiled flooring. There is a suite in white, which comprises a low-level WC and a wash hand basin with a Grohe chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted Grohe rain head shower, an additional hand shower facility and a glazed screen.

## Bedroom 3

14’2 x 10’10 (4.33m x 3.30m)

Another double bedroom with a rear facing UPVC triple glazed window with fitted shutters, coved ceiling, pendant light point, central heating radiator, TV/aerial point and engineered timber flooring. A sliding timber pocket door opens to the family bathroom.



FAMILY BATHROOM





MASTER BEDROOM





BEDROOM 2



BEDROOM 3



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 4





FAMILY BATHROOM



# EXTERIOR & GARDENS

*The rear garden is neatly landscaped and filled with established trees, along with pleasant seating areas and a balcony to the first floor.*

The exclusive gated community is accessed by an intercom/app operated sliding gate, which opens to the access road for the five properties. To the front of 156 is a block paved driveway providing parking for multiple vehicles and having exterior lighting and a lawned area with an ornate lamppost. Access can be gained to the integral double garage and the main entrance door, which is set beneath a covered porch.

To the left side of the property, a wrought iron pedestrian gate opens to a path, which has exterior lighting and provides access to the utility room/second kitchen and rear of the home. To the right side of the property, a path with a wrought iron pedestrian gate and a separate timber gate also opens to the rear.

A patio that spans the width of the property is set to the rear, allowing plenty of space for comfortable seating. The patio has exterior lighting, a water tap, an external power point and provides access to the office. A wrought iron spiral staircase rises to the balcony on the first floor that connects to the living kitchen. To one side of the patio is a timber decked terrace. Beyond the patio is a garden that is

mainly laid to lawn and surrounded by neat gravel borders containing mature trees and shrubs. Towards the top of the garden, paths lead to each corner of the garden where there is an area for seating and a summerhouse.

## Summerhouse

Having double timber entrance doors with glazing, glazed windows and power. To the rear of the summerhouse is an external power point.

The garden is fully enclosed by timber fencing, providing excellent privacy and security to this wonderful family home.





















# GROUND FLOOR

Approximate Floor Area:  
1021 SQ.FT. (94.8 SQ.M)  
  
Total Approximate Floor Area:  
3107 SQ.FT. (288.6 SQ.M)



# FIRST FLOOR

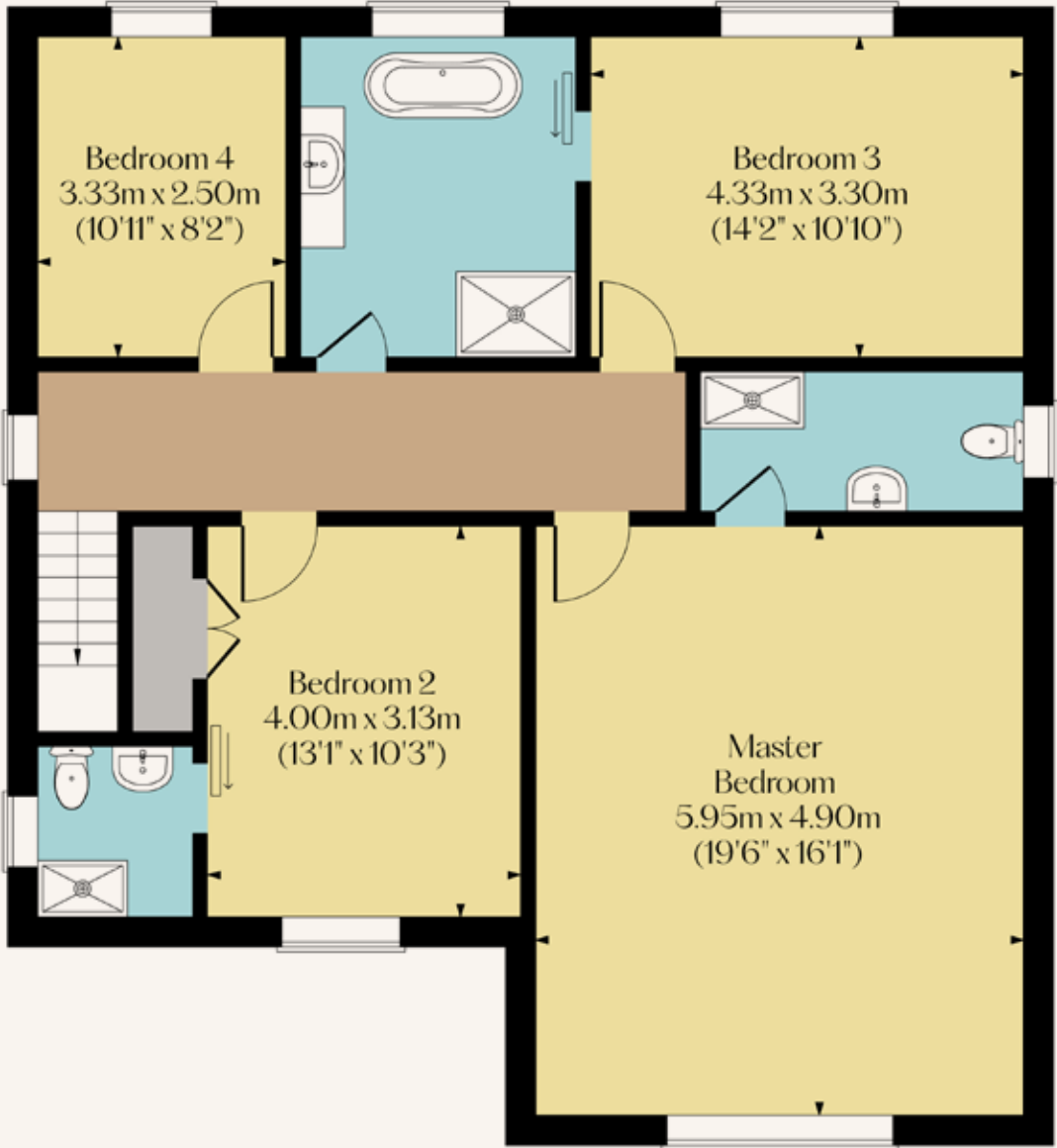
Approximate Floor Area:  
1049 SQ.FT. (97.5 SQ.M)





# SECOND FLOOR

Approximate Floor Area:  
1037 SQ.FT. (96.3 SQ.M)





BEDROOMS 5	BATHROOMS 3
LIVING ROOMS 3	SQFT 3,107
TENURE Freehold	COUNCIL TAX G

Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet and the mobile signal quality is good.

Rights of Access & Shared Access

The access road is shared amongst residents. There are no rights of access.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	76	79
55–68	D		
39–54	E		
21–38	F		
01–20	G		



# 156 MOORGATE ROAD

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Viewing strictly by appointment with  
our consultant on: 0114 358 2020

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