

5 Sitwell Vale, Rotherham, S60 2UF

Guide Price £475,000 - £500,000
Tucked away on the exclusive and secluded Sitwell Vale, a no-through lane just off Moorgate Road, this outstanding four-bedroom semi-detached home has been significantly extended and comprehensively upgraded to create a superb family residence. Offering deceptively spacious accommodation across four floors, the property combines contemporary styling, versatile living space and high-quality finishes throughout.

The attractive rendered frontage, integral garage and off-road parking for two vehicles provide an impressive first impression. Inside, the heart of the home is the stunning open-plan breakfast kitchen and dining area, designed for both everyday family life and entertaining. The bespoke kitchen features a range of fitted units, integrated appliances, a range cooker and a striking central island, while a large skylight and bi-fold doors flood the space with natural light and connect seamlessly to the garden. A utility room and ground-floor WC complete this level.

The split-level ground floor adds character and individuality to the layout. A spacious family room provides an ideal retreat for relaxation or as a play room, while a few steps lead down to a versatile study, perfect for those working from home. Beyond, the elegant lounge offers a cosy yet stylish setting, complete with a feature log-burning stove and bi-fold doors opening onto the garden, creating a wonderful indoor-outdoor lifestyle throughout the warmer months.

The integral double-height garage offers excellent storage and future potential, while the fully converted lower ground floor, currently used as a gym, provides a versatile space suitable for a games room, cinema room, hobby room or home office.

The first floor hosts three well-proportioned bedrooms. The principal bedroom benefits from a dressing room and stylish en-suite shower room, while bedrooms two and three share a contemporary Jack and Jill en-suite.

Occupying the entire second floor is an impressive bedroom suite offering excellent privacy, complete with its own en-suite bathroom, dressing area or snug, and extensive eaves storage.

Outside, the rear garden has been designed for family living and entertaining, featuring a lawn and paved seating areas ideal for summer gatherings and outdoor relaxation.

Sitwell Vale is one of Rotherham's most sought-after residential locations, offering easy access to local shops, leisure facilities, highly regarded schools, green spaces and excellent transport links to surrounding towns, cities and the motorway network.

A rare opportunity to acquire a substantial, beautifully finished family home in a highly desirable setting. Early viewing is highly recommended.

- Exceptional four-bedroom semi-detached home offering spacious accommodation across four floors
- Stunning open-plan breakfast kitchen and dining area with central island, range cooker, skylight and bi-fold doors
- Spacious lounge with feature log burner and bi-fold doors opening onto the garden
- Versatile lower ground floor currently utilised as a fully converted gym
- Luxurious bedroom suites with dressing rooms and three contemporary en-suite shower rooms
- Double-height integral garage offering excellent storage and flexible usage potential
- Private rear garden with lawn, patio seating areas and additional external storage
- Exclusive position on a secluded no-through lane of just three properties, close to Moorgate Road amenities, schools and transport links
- Freehold / Council Tax Band
- Early viewing is highly recommended

