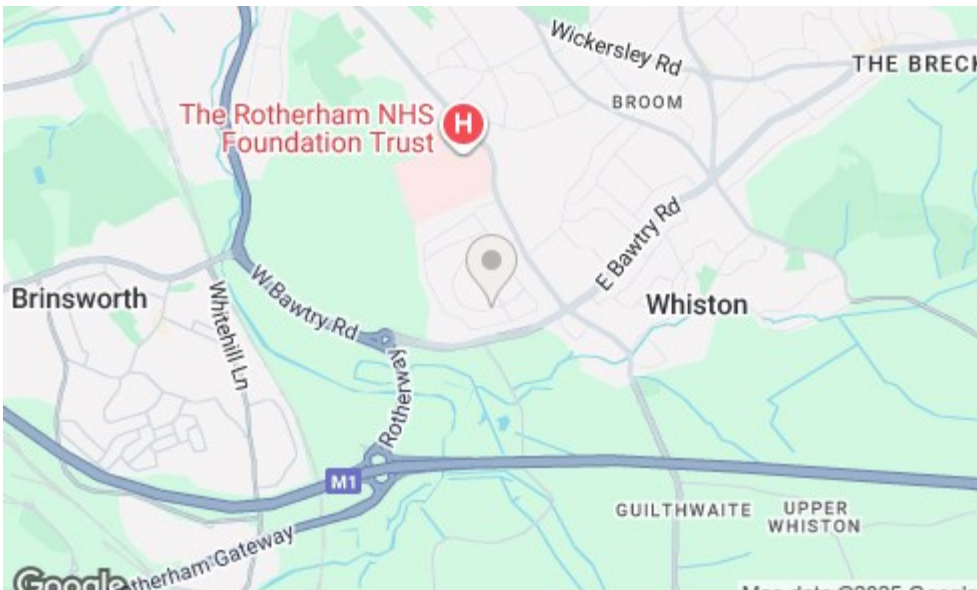
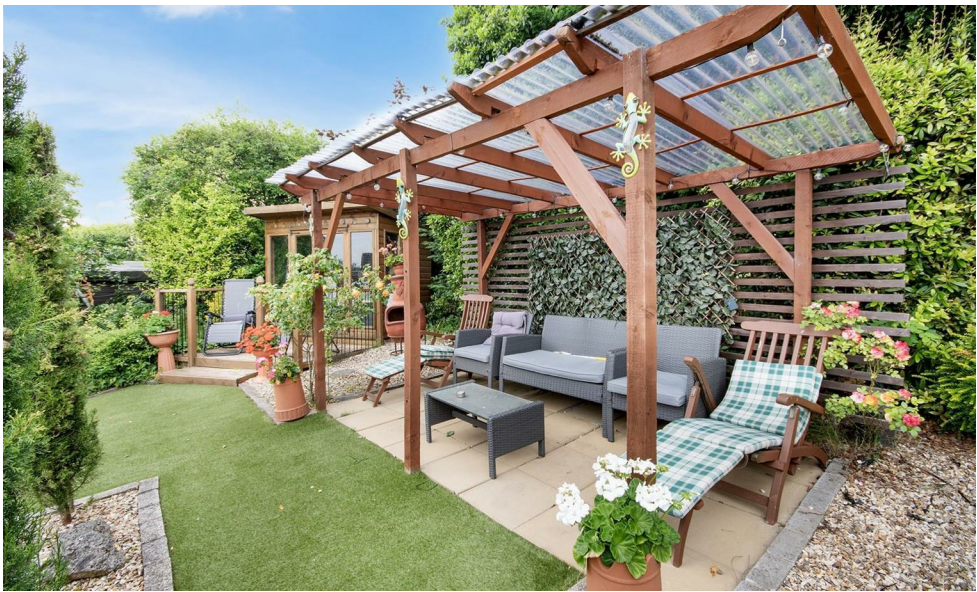
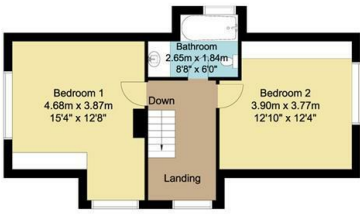
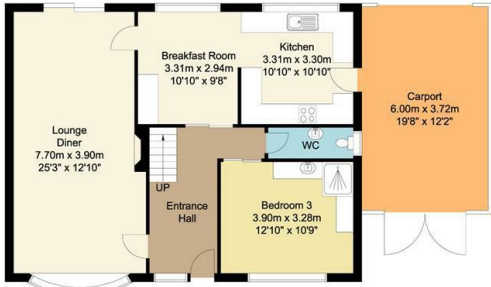


Ground Floor
78 sq m/839.58 sq ft
Approx.

First Floor
43 sq m/462.84 sq ft
Approx.

Outbuilding
17 sq m/182.98 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/measurements if quoted on this plan. CP Property Services @2025

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**EADON
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ESTD 1840

8, Shoreham Drive, Rotherham, S60 3DS

Offers Over £350,000

8 Shoreham Drive, Duke of Norfolk,
Moorgate, Rotherham, S60 3DS

Description
Located on the highly regarded Duke of Norfolk Estate in the desirable Moorgate, This superbly maintained and thoughtfully extended three-bedroom semi-detached home offers generous internal space, outstanding gardens, and a rare sense of peace and privacy. Situated on a quiet, tree-lined street, this property combines a prestigious location with one of the most impressive outdoor spaces you're likely to find in the area.

The Duke of Norfolk Estate is synonymous with quality and community, boasting wide avenues, attractive homes, and easy access to local amenities. Rotherham General Hospital is just a short walk away, while excellent schools, local shops, and major transport links including the M1 and Sheffield Parkway are all within easy reach. This is a location that offers both convenience and a genuine sense of retreat.

Step inside, and you're immediately struck by the natural brightness of the home. Large picture windows in almost every room allow sunlight to flood the space, creating a welcoming and uplifting atmosphere throughout the day. The ground floor features a spacious dual-aspect lounge diner that spans the full depth of the property. With expansive windows at the front and sliding glass doors at the rear, the room enjoys plentiful natural light and seamless views out to both the front garden and the magnificent rear garden beyond.

The kitchen and breakfast room are equally well-lit, thanks to dual windows framing the beautifully landscaped rear garden. The kitchen is fitted with a range of modern white cabinetry, integrated appliances, and on-trend grey tiling, while the adjacent breakfast room provides an ideal spot for casual dining or morning coffee, surrounded by views of lush greenery.

Also on the ground floor is a versatile double bedroom, which could be used as a guest suite, snug or home office, along with a convenient WC and a welcoming entrance hall. Upstairs, two generous double bedrooms offer comfortable accommodation, with Bedroom 1 enjoying views across the leafy front of the property, and Bedroom 2 overlooking the vibrant rear garden. A well-appointed shower room completes the upper level.

What truly elevates this property is its remarkable garden. Designed for both visual impact and functionality, the rear garden is a private sanctuary of structured planting, evergreen borders, and curated outdoor spaces. Artificial lawns ensure low maintenance and a pristine look year-round, while a variety of shrubs, flowers and decorative features—including statues, water features and garden ornaments—create interest and beauty at every turn.

A standout feature is the sheltered pergola seating area, providing a tranquil and shaded space for outdoor relaxation or entertaining. Nearby, a charming summerhouse with French doors and a raised deck offers further flexibility—perfect as a garden room, studio, or reading retreat. The entire garden is an exceptional setting for those who appreciate nature, outdoor living, and a calming environment right on their doorstep.

The front garden is equally well-presented, with ornamental planting and a smart stone wall, while a long block-paved driveway with gated carport leads to a detached single garage, offering excellent off-road parking and storage options.

In summary, 8 Shoreham Drive is a light-filled, well-proportioned home in a prime residential setting, enhanced by truly outstanding gardens that have been lovingly designed and maintained. This property offers a lifestyle of comfort, elegance and outdoor enjoyment rarely found in such harmony. Early viewing is highly recommended to fully appreciate the charm and quality of this exceptional home.

- **Prestigious Location** – Situated on the highly sought-after Duke of Norfolk Estate in Moorgate, close to Rotherham Hospital and major commuter routes.
- **Exceptional Gardens** – Professionally landscaped rear garden featuring artificial lawns, mature planting, pergola seating area, and a charming summerhouse.
- **Bright and Airy Interiors** – Large windows throughout flood the home with natural light, enhancing the sense of space and comfort.
- **Flexible Living Accommodation** – Three double bedrooms across two floors with scope for guest rooms, home office, or additional reception areas.
- **Modern Kitchen & Breakfast Room** – Contemporary fittings with garden views and space for casual dining, perfect for everyday living.
- **Ample Parking & Storage** – Gated carport, long driveway, and detached garage provide practical off-road parking and storage solutions.

