



TOTAL FLOOR AREA: 1740 sq.ft. (161.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



5, Blackmoor Crescent, Rotherham, S60 5AS

Guide Price £360,000

5 Blackmoor Crescent, Brinsworth,
Rotherham, S60 5AS

GUIDE PRICE £360,000 - £380,000

Prepare to be truly wowed by this absolutely stunning four-bedroom detached family home, ideally located in the heart of Brinsworth and within easy reach of local amenities, shops, schools and excellent transport links. Finished to an exceptional standard throughout, this fabulous property has been thoughtfully designed to offer stylish, modern and spacious family living.

Upon entering the home, you are welcomed by an impressive and spacious hallway featuring a striking glass balustrade, instantly setting the tone for the quality and attention to detail found throughout. From here, you are led into the front-facing dining room, a perfect space for entertaining or enjoying family meals. This flows seamlessly into the beautifully designed kitchen, which boasts an excellent range of modern units, ample worktop space and a selection of integrated appliances. Adjacent to the kitchen is a highly convenient utility area, which also houses the downstairs WC, adding both practicality and additional storage.

To the rear of the property is the spacious and inviting lounge, which enjoys views over the rear garden and is filled with natural light. This stunning space is further enhanced by a striking media wall with a standout feature fireplace, creating a stylish focal point and a warm, relaxing atmosphere. French doors open directly onto the garden, providing a seamless connection between indoor and outdoor living. Completing the ground floor is the integral garage, offering secure parking or additional storage space.

Upstairs, the accommodation continues to impress. The master bedroom is a true retreat, beautifully decorated and complemented by a fabulous dressing room with fitted wardrobes. The impressive en-suite bathroom features both a bath and a separate shower cubicle, providing a luxurious and relaxing space. There are three further well-proportioned bedrooms, all presented to a high standard, along with a stunning family bathroom.

Externally, the property benefits from off-road parking to the front in addition to the integral garage. To the rear is a beautifully landscaped garden, featuring a lovely patio area ideal for outdoor dining and entertaining, along with a generously sized lawn perfect for families.

This exceptional home really must be viewed to be fully appreciated and offers everything required for modern family living. Please call today to arrange your viewing.

- IMPRESSIVE FAMILY HOME
- FOUR BEDROOM DETACHED PROPERTY
- SPACIOUS LOUNGE WITH MEDIA WALL
- FABULOUS KITCHEN WITH SEPARATE DINING ROOM
- UTILITY ROOM AND DOWNSTAIRS WC
- EN-SUITE AND DRESSING ROOM TO THE MASTER BEDROOM
- ENCLOSED LANDSCAPED REAR GARDEN
- INTEGRAL GARAGE AND OFF ROAD PARKING
- FREEHOLD / TAX BAND B
- EARLY VIEWING HIGHLY RECOMMENDED

