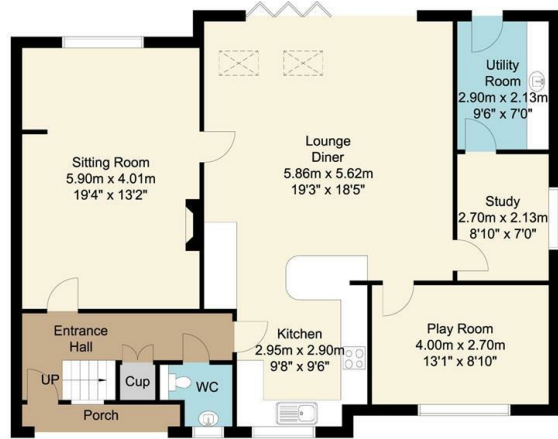


Ground Floor  
104 sq m/1119.44 sq ft  
Approx.



First Floor  
80 sq m/ 861.11 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 @2026



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ESTD 1840



**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

41, Woodfoot Road, Rotherham, S60 3DZ

Offers In The Region Of £550,000

# 41 Woodfoot Road, Rotherham, S60 3DZ

## Description

Positioned within the highly sought-after area of Moorgate, Rotherham on the prestigious Duke of Norfolk estate, this beautifully extended and fully renovated five-bedroom detached residence offers an outstanding standard of modern family living.

From the moment you step inside, the property impresses with its thoughtfully designed layout and high-quality finish throughout. The welcoming entrance hall leads into a breathtaking open-plan lounge, kitchen, and dining area, truly the heart of the home. This expansive space features sleek, contemporary units, integrated appliances, and a stylish breakfast bar, perfect for both everyday living and entertaining. The generous lounge and dining areas are flooded with natural light, enhanced by bifold doors that open seamlessly onto the rear garden, creating an effortless indoor-outdoor flow. An adjoining utility room provides additional convenience and practicality.

Also on the ground floor is a separate sitting room, a beautifully presented and spacious retreat complete with a striking media wall. A dedicated study offers the perfect work-from-home solution, while a further versatile room, currently used as a playroom, provides flexibility to suit a variety of needs. A convenient WC completes this level.

Externally, the property enjoys excellent curb appeal with a driveway and a neatly maintained front lawn. To the rear, a beautifully landscaped garden awaits, featuring a delightful lawn and patio area, perfect for outdoor dining and relaxation, alongside far-reaching views that add to the home's appeal.

Ideally located close to a wealth of local amenities, reputable schools, the town centre, Rotherham Hospital, and excellent motorway links, this exceptional home offers both convenience and lifestyle.

Early viewing is highly recommended, properties of this calibre in such a prime location rarely stay on the market for long.

• An Exceptional Five-Bedroom Detached Family Home

• Extended and fully renovated to an exceptional, high-specification standard

• Impressive open-plan kitchen, lounge and dining area with bifold doors to the garden

• Contemporary kitchen with integrated appliances, sleek units and breakfast bar

• Separate sitting room with stylish media wall, plus study and versatile playroom

• Five beautifully presented bedrooms, including a luxurious master with en-suite

• Landscaped rear garden with patio, lawn and far-reaching views

• Prime location close to local amenities, schools, motorway links and Rotherham Hospital

• Freehold / Council Tax Band E

• Early viewing is highly recommended

