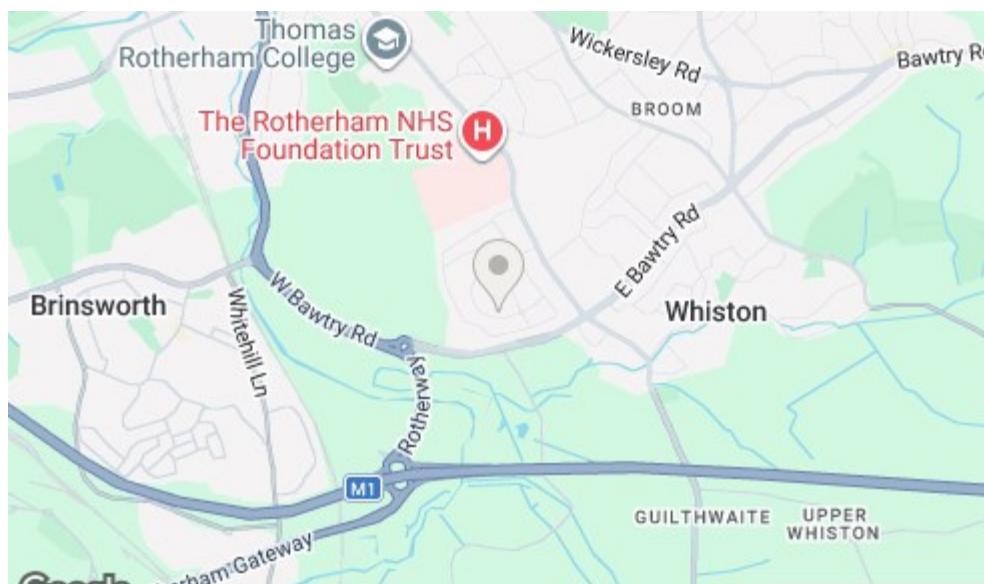


Ground Floor  
126 sq m/1356.25 sq ft  
Approx.



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 figure quoted on this plan.

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& RIDDLE**  
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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



16, Shoreham Drive, Rotherham, S60 3DS

Offers In The Region Of £425,000

# 16 Shoreham Drive, Rotherham, S60 3DS

## Description

ELR are delighted to present this rare opportunity to acquire an impressive detached bungalow, set within the prestigious Duke of Norfolk Estate in Moorgate. Beautifully presented and thoughtfully extended, this exceptional three-bedroom, three-bathroom home offers generous and flexible single-level accommodation, ideally suited to families, professionals, or those seeking high-quality bungalow living in one of the area's most desirable locations.

The property enjoys a peaceful yet convenient position, ideally placed for Rotherham Hospital, excellent local amenities, and superb motorway links, perfectly combining tranquillity with everyday practicality.

A spacious and welcoming entrance hallway creates an immediate sense of arrival. The bright, front-facing sitting room offers a comfortable retreat and flows seamlessly into the dining area, where French doors open directly onto the rear garden. At the heart of the home lies the superb breakfast kitchen, expertly designed to incorporate an additional lounge/snug area. This fabulous sociable space provides a warm and versatile environment, ideal for modern family living and entertaining alike.

The accommodation comprises three well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities. A stylish family bathroom featuring a corner bath is complemented by an additional shower room, ensuring excellent comfort and convenience for both residents and guests.

Externally, the property continues to impress. A block-paved driveway provides ample off-road parking and leads to the attached single garage. The attractive frontage features a well-maintained lawn framed by mature trees and shrubs, offering both kerb appeal and privacy.

The enclosed rear garden is a true highlight, enjoying a high degree of seclusion thanks to established planting. A delightful patio area provides an ideal space for outdoor relaxation, with steps leading to a generous lawn and a further patio area featuring a charming pond. A garden shed offers useful additional storage, completing this superb outdoor space, ideal for entertaining or relaxed family living.

To fully appreciate the size, setting, and quality of this outstanding bungalow, an internal viewing is highly recommended. Contact ELR today to arrange your viewing and avoid missing out on this exceptional home.

- An Impressive Extended Detached Bungalow in a Prime Moorgate Location
- Beautifully presented and thoughtfully extended to provide generous, flexible single-level living
- Spacious sitting room with dining area and French doors opening onto the private rear garden
- Fabulous breakfast kitchen with additional lounge/snug area, perfect for family living and entertaining
- Three generous bedrooms, including a principal bedroom with en-suite, plus a family bathroom and separate shower room
- Block paved driveway, attached single garage, and attractive front garden
- Impressive enclosed rear garden with elevated patio, pond, lawn, and shed, offering a high degree of privacy
- Freehold / Tax Band D
- Early Viewing is highly recommended

