

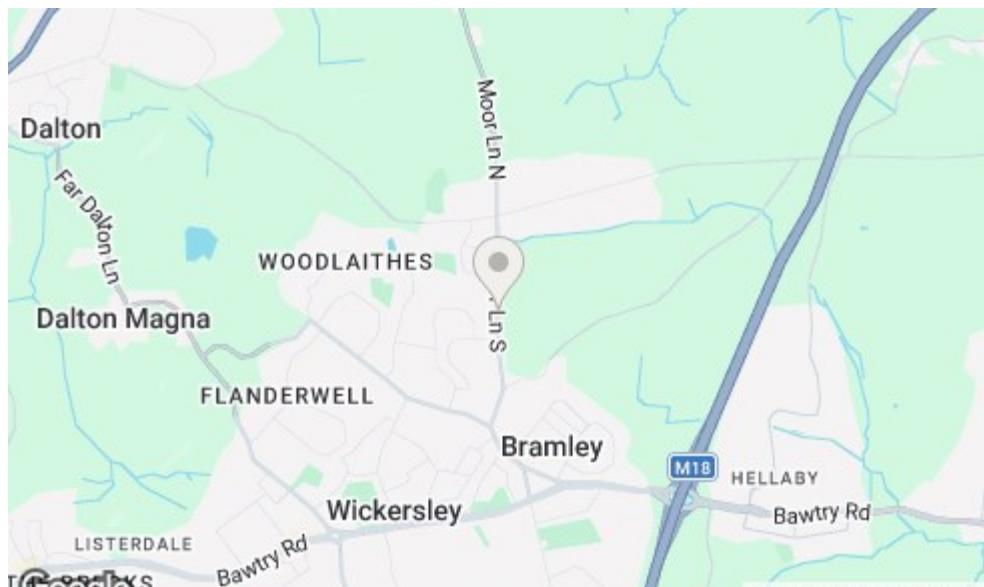
Ground Floor  
109 sq m/1173.26 sq ft  
Approx.

First Floor  
76 sq m/818.05 sq ft  
Approx.

Outbuildings  
36 sq m/387.50 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/ meterage if quoted on this plan..



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& RIDDLE**  
ESTD 1840

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94, Moor Lane South, Rotherham, S65 4QN

Offers In The Region Of £475,000

# 94 Moor Lane South, Ravenfield, Rotherham, South Yorkshire, S65 4QN

## Description A Truly Stunning Four Bedroom Detached Home in the Heart of Ravenfield

Situated within this highly sought-after area of Ravenfield, this immaculate four bedroom detached property is a home that continues to impress at every turn. Deceptively spacious, the property offers an exceptional layout with four reception rooms to the ground floor, making it ideal for modern family living and entertaining alike.

You are welcomed into the home via a spacious entrance hall, setting the tone for the quality and space found throughout. The main sitting room is wonderfully cosy yet contemporary, featuring a fabulous media wall and striking mood lighting discreetly set within a ceiling inlet around the entire room, creating an ambient and inviting space to relax.

The heart of the home is the modern kitchen diner, beautifully appointed with cream units, black granite worktops, and a statement range cooker. The kitchen flows seamlessly into the conservatory, currently used as the dining room, flooding the space with natural light and providing lovely views over the garden. Double doors also lead from the kitchen into a front-facing cosy lounge, offering excellent flexibility for family life.

Further enhancing the ground floor accommodation is a study, perfect for home working or equally suited as a playroom, alongside a stunning family bathroom complete with a freestanding clawfoot bath—a real show-stopping feature.

Upstairs, the property continues to wow. The impressive master bedroom benefits from a beautifully finished en-suite, while the second bedroom also boasts its own en-suite, complete with a bath. The remaining bedrooms are generously proportioned, making this a fantastic home for families.

Externally, the property enjoys lawns to both the front and rear. The rear garden is a private haven, surrounded by mature trees and conifers, with a block-paved patio area ideal for outdoor dining and entertaining. To the rear, there is a single detached garage and a driveway providing off-road parking.

This is a must-see property to fully appreciate the space, style, and fabulous features on offer. A truly exceptional home in an enviable location.

- Truly stunning four bedroom detached home in the highly sought-after area of Ravenfield
- Deceptively spacious interior offering four reception rooms to the ground floor
- Immaculate presentation throughout, beginning with a spacious and welcoming entrance hall
- Cosy sitting room featuring a fabulous media wall and atmospheric ceiling inlet mood lighting
- Modern kitchen diner with cream units, black granite worktops and range cooker, open-plan to the conservatory dining room
- Flexible ground floor living, including a study/playroom and a stunning family bathroom with freestanding clawfoot bath
- Impressive master bedroom with en-suite, plus a second en-suite bedroom with bath
- Private gardens to front and rear, block-paved patio, detached single garage and driveway providing off-road parking
- Freehold / Council Tax Band

