



4 Corus Place

Rotherham

- Nearly New Three Bedroom / Three Storey Townhouse
- Immaculately Presented Throughout
- Modern Open-Plan Kitchen Diner with Integrated Appliances
- Spacious Lounge with Patio Doors to the Rear Garden
- Master Bedroom with Bespoke Built-In Wardrobes and En-Suite
- Two Allocated Parking Spaces to front with EV charger
- 10-Year NHBC Warranty & Electrical Certificate available to view upon request
- Privately owned solar panels
- Freehold | EPC: B



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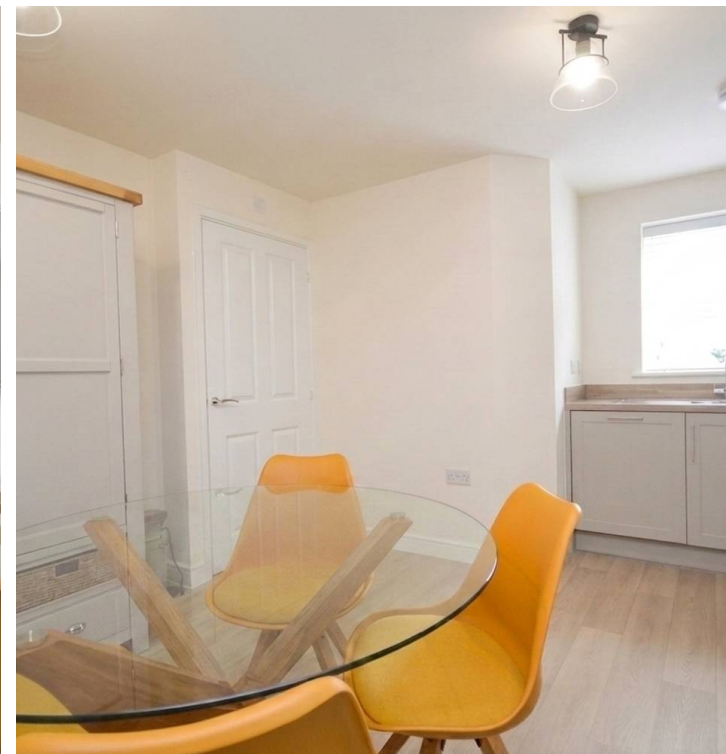
Guide Price: £275,000 to £280,000. **A Rare Opportunity to Acquire a Nearly New Three-Bedroom Townhouse on the Prestigious and Sought-After Moorgate Boulevard.**

This impressive THREE Bedroom, three storey Townhouse presents a rare opportunity to acquire a nearly new property in a prestigious and highly sought after location. Barely lived in and presented in TURN KEY condition, this superb home offers contemporary living throughout, along with excellent commuter links to both Rotherham and Sheffield.

The welcoming Entrance Hall provides access to a convenient downstairs WC and leads through to the impressive open-plan Kitchen Diner. The modern Kitchen is fitted with a range of integrated appliances, including a fridge freezer, washing machine and dishwasher, creating a practical and stylish space for everyday living and entertaining. From here, the property continues into a spacious Lounge, which benefits from patio doors providing pleasant views over and direct access to the rear garden.

To the first floor are two well proportioned double Bedrooms, with one benefiting from built in wardrobes. The modern family Bathroom is fitted with a full size bath with shower over, WC and wash basin. A versatile first floor landing area provides an ideal space for a home Office or Study and leads to the second floor.

The impressive Master Bedroom occupies the entire second floor and offers a real wow factor. This spacious open plan Bedroom features bespoke built in wardrobes and a stylish en suite shower room



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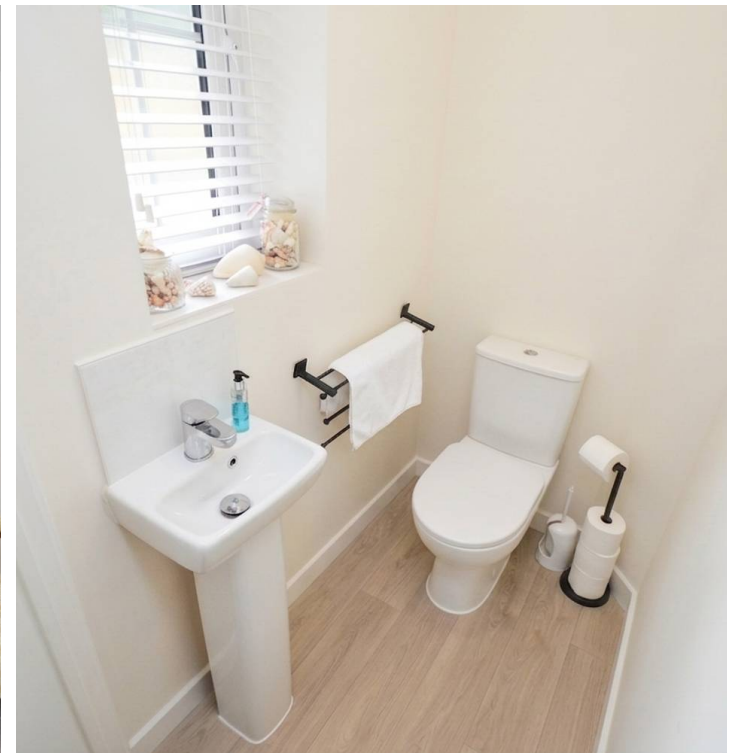
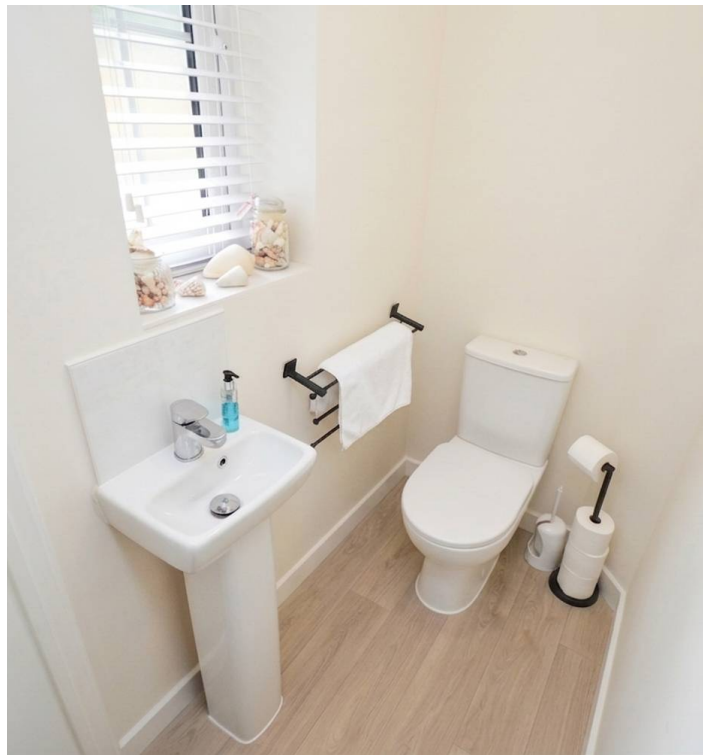
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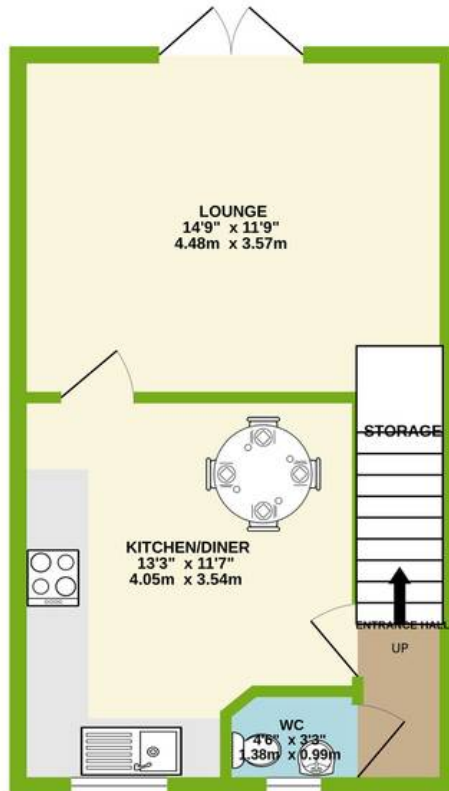
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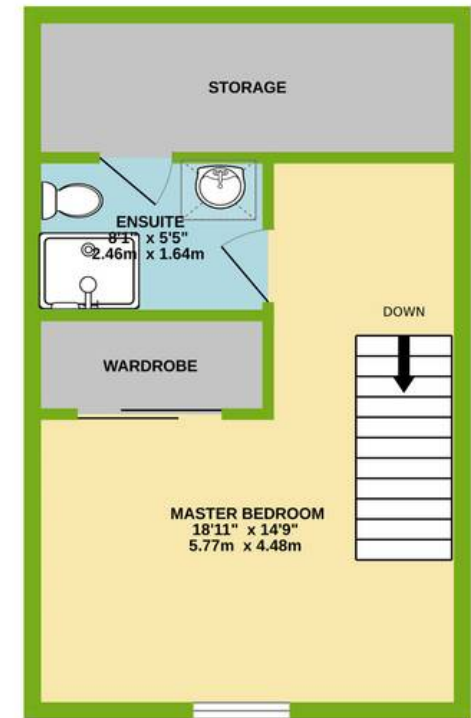
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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