



The Cambridge, Plot 184 Moor Lane South, Ravenfield, Rotherham, S65 4QQ

Asking Price £425,000

If you are looking for a new 4 bedroom house that is designed with both practicality and style at its core, then The Cambridge is sure to impress. The property is filled with all of the latest features that the modern family could need, while the contemporary, elegant interiors mean you can enjoy them in luxury.

A marvelous en-suite to the master bedroom, generous garage, and separate utility and cloak rooms are just some of details that make evident the careful thought that has gone into the design of the property.

From the open plan family area, to the sophistication and sanctuary of the lounge, The Cambridge offers a superb balance between family life and personal space. If you long for an executive home at a reasonable price, then look no further than this charming property.

Hallway

Lounge 16'4" x 12'0" (4.99m x 3.68m)



Kitchen/Dining/Family Room 25'4" x 12'8" (7.73m x 3.87m)



Utility Room 6'0" x 5'10" (1.83m x 1.80m)

Downstairs WC 6'7" x 5'10" (2.02m x 1.80m)

Landing

Bedroom 1 13'11" x 12'10" (4.25m x 3.92m)



En-Suite 8'5" x 4'4" (2.59m x 1.33m)



Bedroom 2 13'9" x 9'4" (4.21m x 2.86m)

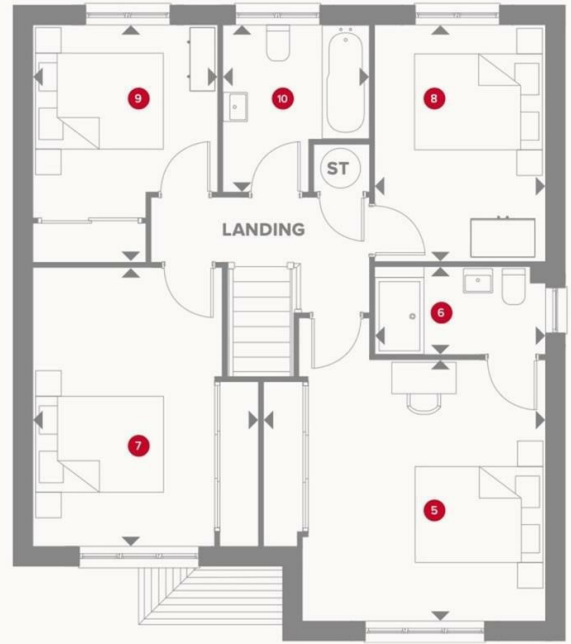
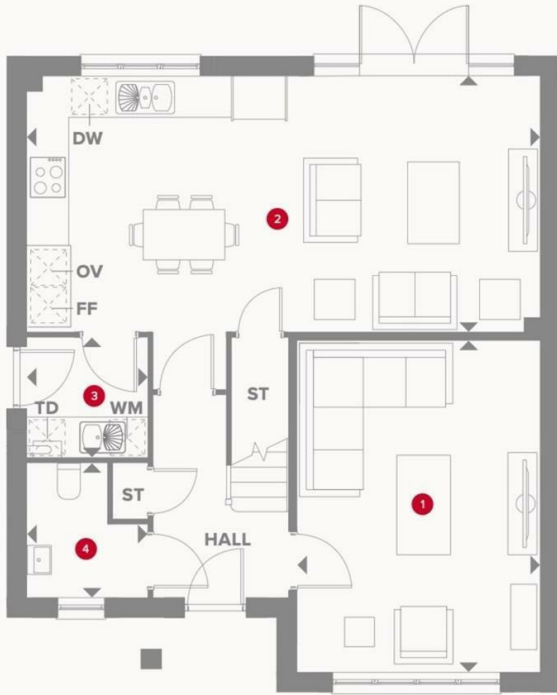
Bedroom 3 11'8" x 8'5" (3.57m x 2.59m)

Bedroom 4 11'8" x 8'11" (3.57m x 2.73m)

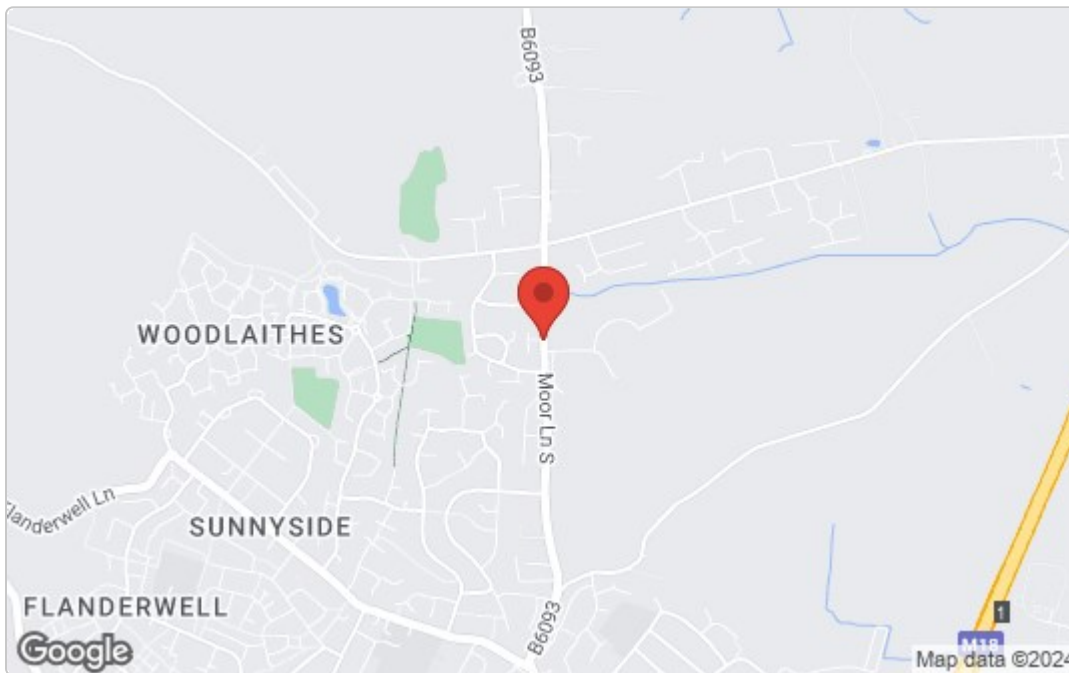
Bathroom 8'3" x 7'3" (2.52m x 2.21m)



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		

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