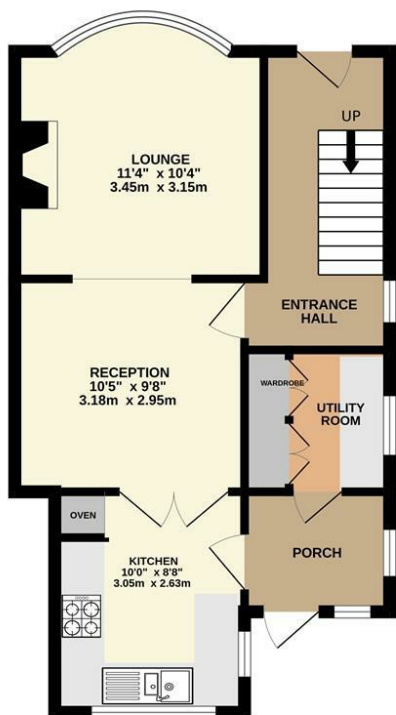
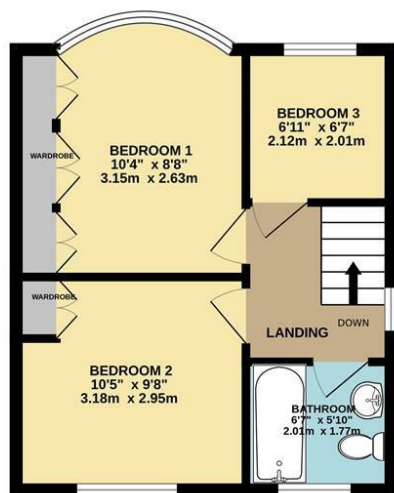


GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

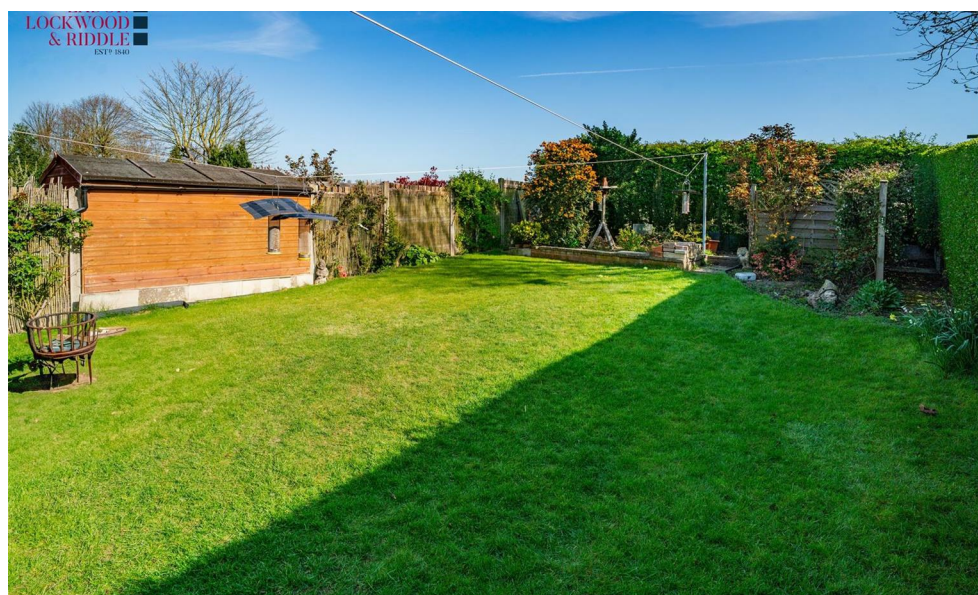


1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 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 for any prospective purchase. 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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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

34, Worry Goose Lane, Rotherham, S60 4AD

Offers In The Region Of £275,000

34 Worry Goose Lane, Whiston, Rotherham, S60 4AD

Description

Welcome to this beautifully presented and thoughtfully extended three-bedroom semi-detached home, perfectly positioned on the ever-popular Worry Goose Lane in the charming village of Whiston, Rotherham. Combining timeless character with modern enhancements, this property offers generous living spaces, stunning countryside views, and a location that delivers the best of both peaceful surroundings and convenient amenities.

As you arrive, the home's curb appeal is immediately apparent, with a neatly maintained frontage and off-road parking for added practicality. A striking bay window adds character to the façade while allowing natural light to pour into the home.

Step inside to discover a spacious and versatile layout, ideal for growing families or those who love to entertain. The ground floor features two well-proportioned reception rooms, offering flexibility for both relaxed living and more formal gatherings. Whether you're hosting friends or enjoying a quiet night in, these inviting spaces cater to every occasion.

The real heart of the home is the extended kitchen at the rear—a fantastic space that has been cleverly designed to combine functionality with style. With ample workspace, modern fittings, and room for casual dining, it's perfectly suited to everyday living. Leading off the kitchen is a practical utility room, ideal for laundry and additional storage, helping to keep the main kitchen area clutter-free. From here, a convenient rear porch provides direct access to the garden—perfect for seamless indoor-outdoor living and those summer afternoons spent outside.

Upstairs, you'll find three comfortable bedrooms, each offering a calm and welcoming retreat. The bathroom is well-appointed and serves the needs of a busy household with ease.

Outside, the home truly shines. The rear garden backs directly onto open fields, offering uninterrupted views and a real sense of peace and privacy. Whether you're enjoying a morning coffee on the patio or watching the seasons change, the outlook provides a daily connection to nature.

Additional features include a detached garage and a separate outbuilding, both fitted with power and lighting. These versatile spaces are ideal for storage, workshops, hobbies, or even conversion into a home office or gym.

Situated in a highly sought-after residential area, the property is within easy reach of well-regarded schools, shops, transport links, and scenic countryside walks—making it an ideal choice for families, professionals, or anyone looking to enjoy a tranquil lifestyle without sacrificing convenience.

This is a home that truly offers the best of both worlds—space, charm, and setting. Viewing is highly recommended to appreciate all it has to offer.

- Extended kitchen with utility room and rear porch access to the garden
- Two spacious reception rooms ideal for family living and entertaining
- Detached garage and powered outbuilding—perfect for hobbies or storage
- Off-road parking and attractive bay window frontage
- Tranquil rear garden backing onto open fields with scenic views
- Situated in a sought-after residential area close to schools and amenities

