



Westmoor Close

Goldthorpe, Rotherham, S63 9GE

Guide Price of £480,000 - £500,000



- FOUR BEDROOM DETACHED PROPERTY
- INDOOR POOL AND SAUNA
- NO UPWARD CHAIN
- SITUATED ON LARGE PLOT
- EPC RATING: TBC
- ANNEX WITH INTEGRAL GARAGE
- STYLISH DECOR
- DOWNSTAIRS WC
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND: E

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WOW ... WOW ... WOW ... HUNTERS ARE EXCITED TO BRING YOU THIS ONE OF A KIND PROPERTY, WAS ONCE A WORKING FARM HOUSE AND NOW A STUNNING FOUR BEDROOM DETACHED FAMILY HOME WITH DETACHED GARAGE AND ANNEX. THIS REALLY IS SOMETHING SPECIAL, LOCATED IN THE POPULAR VILLAGE OF GOLDTHORPE, LOCATED IN A SOUGHT AFTER ESTATE OFF HIGHGATE!! Boasting 4 double bedrooms, ample off road parking plus detached garage/annex, outdoor pool and hot tub, modern fixture and fittings throughout, with generous dimensions not only throughout the home but with the land this property sits on. Close to all local amenities with Goldthorpe, Wath and Thurnscoe a short distance away offering supermarkets, retail stores, local business and public houses, surrounded by reputable schools, excellent links via road or rail to Rotherham, Barnsley, Doncaster and Sheffield while also being within easy reach of the A1 and M1 making this an ideal spot for any family. Property briefly comprises of kitchen/family room, living room, conservatory, down stairs WC, four bedrooms one with en-suite, family bathroom, detached garage/annex. VIEWINGS ARE A MUST!!!

Entrance Hall

Stepping through a stunning composite front entrance door, leads you into this captivating property. A great first impression on any guest with carpeted stairs with spot lighting rising to the first floor. Comprising neutral décor, tiled flooring with under floor heating, under stairs storage cupboard with doors leading to the Kitchen/Diner and Lounge.

Living Room

17'00" x 14'03" (5.18m" x 4.34m")

Via a beautiful oak door leads you straight into this light and airy living room, filled with natural sources of light via a large uPVC window to the front. Beautifully presented with wooden flooring to the edges and carpet to centre, inset spot lighting, two vertical panelled wall mounted radiators with decorative lighting behind, coal effect electric fire giving the room not only a focal point but a cosy feel and aerial point to finish.

Kitchen/Family Room

27'00" x 16'11" (8.23m" x 5.16m")

The real hub of the home is the open plan kitchen family area, this really is the place to entertain family and friends, with a modern and well designed kitchen having an array of wall and base units providing storage with work surface over. Comprising of sink, drainer and stainless steel kettle tap, integrated five ring induction hob with extractor over, integrated electric double oven, microwave with the added bonus of a coffee machine, integrated dishwasher, integrated washing machine, splash back to walls, inset spot lighting, uPVC windows to the front, rear and side filling this room with natural light, having tile flooring with underfloor heating that flows through to the conservatory area. Plenty of space for a furniture with extra bonus of TV surround with built in fish tank creating the perfect focal point to the room, designer wall mounted radiators add a further feature and added breakfast bar gives built in seating. Further doors lead to cellar and utility room.

WC

5'07" x 3'10" (1.70m" x 1.17m")

Handy addition to any busy household is the downstairs WC, comprising of pedestal wash hand basin, low flush WC with wall mounted radiator to finish.

Conservatory

12'11" x 20'07" narrow to 11'05" (3.94m" x 6.27m" narrow to 3.48m")

This added gem over looks the rear garden, really bringing the out doors in and adding an extra space for the family to enjoy, uPVC windows as well as uPVC French doors to the garden, laminate and tile flooring with underfloor heating and decorative drop down telly adds a little wow factor.

Landing

The impressive landing has a uPVC window to the front with carpet flooring and doors leading to all four bedrooms and family Bathroom. Benefiting drop ceiling and LED strip lighting, with decorative tiles to part walls making the landing a feature point on its own.

Master Bedroom

14'00" x 9'10" (4.27m" x 3.00m")

A stunning master suite with generous dimensions. Comprising of carpet flooring with under floor heating, wall mounted radiator and uPVC to the front elevation. Offering a charming dressing area with fitted sliding wardrobes giving that extra storage space we all crave, comprising of modern décor with sliding door leading to the private en-suite.

En-suite

5'09" x 5'01" (1.75m" x 1.55m")

The stunning en-suite is the perfect hideaway to unwind. Comprising of walk in shower area, low flush WC and pedestal sink, wall mounted chrome heated towel rail, inset spot lighting and fully tiled walls and flooring for easy clean.

Bedroom Two

14'10" x 10'00" (4.52m" x 3.05m")

A further good sized double bedroom, neutrally decorated with laminate flooring, wall mounted radiator, drop down TV, fitted wardrobes for extra storage and uPVC windows to the front and side elevations.

Bedroom Three

14'10" x 6'11" (4.52m" x 2.11m")

Further good sized bedroom, with laminate flooring, built in double sliding wardrobe creating storage space we all crave, wall mounted radiator and uPVC window to the side elevation.

Bedroom Four / Dressing Room

11'11" x 6'08" (3.63m" x 2.03m")

Last but certainly not least is the fourth bedroom, currently being used as a dressing room. Benefiting of two built in wardrobes, laminate flooring and uPVC window to the front.

Family Bathroom

16'05" x 9'7" (5.00m" x 2.92m")

An elegant family bathroom that will really blow you away, fully tiled in serene tones for relaxation and easy clean, fitted with four piece suite. Comprising of free standing roll top bath with shower attachment, shower cubicle, low flush WC and wall mounted vanity unit with built in ceramic wash sink. Extra bonuses of inset spotlights, wall mounted heated towel rails and not to forget the skylight and unique roof to floor frosted window filling the room of natural light, fitted storage/airing cupboard finishes this space.

Garage

Offering that extra secure storage we all crave or further off road parking with power, lighting, water and electric up and over garage door. The garage also houses its own electric boiler to run the rest of the building. A uPVC door then gives access to the office, gym and play / cinema room.

Office

8'04" x 6'10" (2.54m" x 2.08m")

Perfect room to be used as you wish. Comprising of stylish décor, electric wall mounted heater with uPVC window facing the rear garden.

Gym

13'10" x 8'02" (4.22m" x 2.49m")

Currently used as a gym but could be converted to anything you wish, with uPVC window facing the front, neutral décor and storage to under stairs.

Play Room / Cinema Room

22'08" x 16'04" (6.91m" x 4.98m")

Having large open space filled with natural light from two Dorma and three Velux windows this room can be turned into the perfect room for you or even a guest suite for visiting guests. Comprising of carpet flooring, spot lighting and door leading to the bathroom.

Bathroom

7'03" x 4'11" (2.21m" x 1.50m")

The bathroom is neutral in décor with three piece suite in white, comprising of low flush WC, pedestal wash hand basin and panelled bath.

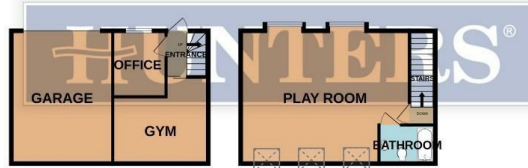
Exterior

This property is a one off an while being spacious inside the outside is not lacking either. The front is surrounded by a wall with wrought iron gate giving access to steps leading to the front entrance, at the top of the steps stands the impressive front garden, mainly laid to lawn with dropped flower beds, having established plants and trees adding not only to the privacy but also the beauty of this once farm house.

To the rear you are greeted by private electric security gates, once open you are faced with the piece de resistance that is the rear garden, offering ample off road parking for multiple cars, raised tiled areas for seating and enjoying the summer months, leading to multiple outside buildings, one housing the indoor full length swimming pool with sauna attached and steps leading to pool boiler room and shower space, further outside buildings offer storage and bar area, a covered hot tub then steps to a further seating area with fire pit to enjoy after taking a sip, this space is really for all the family to enjoy, fully enclosed with established willow tree adding further privacy and beauty, access to the main home as well as the garage/annex space can be gained from the rear.

Floorplan

GROUND FLOOR
1850 sq.ft. (171.9 sq.m.) approx.



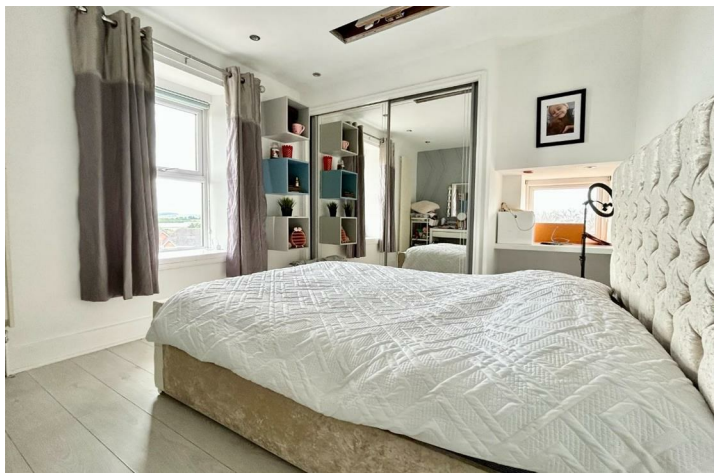
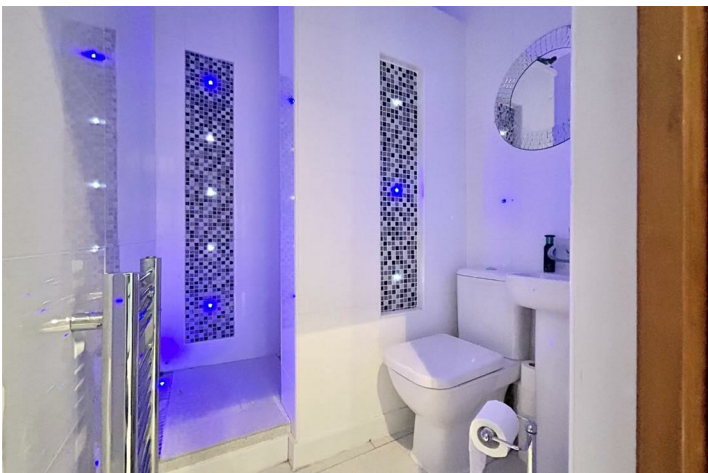
1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 2609 sq.ft. (242.4 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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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 	

Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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