



## Rowan Close

Goldthorpe, Rotherham, S63 9LF

Offers In The Region Of £250,000



- FOUR BEDROOM DETACHED PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO BATHROOMS AND FURTHER WC
- SOUGHT AFTER LOCATION
- EPC RATING: TBC

- OFF ROAD PARKING WITH GARAGE
- MODERN FIXTURE AND FITTINGS
- CONSERVATORY
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: D

# Rowan Close

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TAKE A LOOK AROUND THIS SPECTACULAR. BEAUTIFULLY PRESENTED, SPACIOUS, FOUR BEDROOM DETACHED PROPERTY, LOCATED WITHIN THE OUTSKIRTS OF GOLDTHORPE. Close to local amenities, surrounded by reputable schools, hosting good public transport links, within easy reach of the A1 and M1 making this an ideal spot for any family. Fully alarmed, boasting two reception rooms, generous dimensions, flexible accommodation, secure off road parking and modern fixtures and fittings throughout. Well maintained gardens offering plenty of space for all the family and friends in the summer months. Property briefly comprises Kitchen, Lounge/Diner, Conservatory, downstairs WC, four Bedrooms one with En suite and a family Bathroom. Call now to avoid disappointment, viewings are a must!!

## ENTRANCE HALL

Stepping through a stunning double glazed uPVC front entrance door, leads you into this exquisite property. Greeted by a fresh and welcoming space providing the perfect location to take off those muddy wellies. Having laminate flooring with doors leading to Kitchen, Lounge, Downstairs WC and garage with carpeted stairs rising to first floor.

## KITCHEN

8'07 x 14'08 narrowing to 9'01 (2.62m x 4.47m narrowing to 2.77m)

A magnificent, family kitchen space. The kitchen itself is functional and welcoming, offering an array of high gloss wall and base units providing plenty of storage space, complimentary work surfaces over, built in five ring gas hob with extractor hood over, built in sink with drainer and matching mixer tap, integrated oven, integrated microwave and integrated washing machine as well as dishwasher. Tile flooring with splash back tiling between the units, wall mounted radiator and large front uPVC window allowing in natural light with uPVC door leading to the side exterior.

## LOUNGE DINING ROOM

21'11 x 13'06 narrowing to 9'08 (6.68m x 4.11m narrowing to 2.95m)

A stunning generously sized living/dining area drenched in natural light through large uPVC siding door with uPVC window to the rear exterior. Plenty of room for dining furniture with neutral modern décor and stunning marble fire surround with gas fireplace creating not only a great focal point but a cosy feeling. Comprising of two wall mounted radiators, laminate flooring with aerial point in place.

## CONSERVATORY

10'02 x 12'02 (3.10m x 3.71m)

Great addition to this already spacious family home, uPVC built with all windows looking out over the rear, with laminate flooring and uPVC doors leading straight into the enclosed rear garden, this room can be enjoyed all year round.

## DOWNSTAIRS WC

6'03 x 3'06 (1.91m x 1.07m)

A handy addition to any busy household, comprising low flush WC, wall mounted wash hand basin, wall mounted radiator and frosted uPVC window.

## LANDING

A roomy, gallery style landing, comprising side facing uPVC window and wall mounted radiator. Doors leading to all four bedrooms and family bathroom with handy storage cupboard to the side.

## BEDROOM ONE

10'06 x 12'06 including wardrobes (3.20m x 3.81m including wardrobes)

An exquisite master bedroom, boasting two sets of fitted wardrobes creating the storage space we all crave. Stylish décor, uPVC window to the front elevation and wall mounted

radiator. Carpet flooring, ariel point in place with further door leading into the ensuite shower room.

## ENSUITE

4'06 x 9'03 (1.37m x 2.82m)

A generously sized shower room, fully tiled in serene tones, comprising glass shower cubicle, vanity unit with built in white ceramic sink and low flush WC, wall mounted chrome heated towel rail, inset spot lighting, uPVC window to the front elevation and extractor fan in place.

## BEDROOM TWO

9'05 x 10'08 (2.87m x 3.25m)

A generously sized double bedroom, boasting a built in wardrobe, carpet flooring, wall mounted radiator, aerial point and uPVC window overlooking the rear garden.

## BEDROOM THREE

12'04 x 10'07 narrowing to 7'00 (3.76m x 3.23m narrowing to 2.13m)

A further double bedroom with plenty of room for bedroom furniture. Comprises of splendid décor, carpet flooring, wall mounted radiator and uPVC window to the rear.

## BEDROOM FOUR

6'03 x 9'04 (1.91m x 2.84m)

A roomy single third bedroom or office space with wall mounted radiator, carpet flooring and uPVC window to the front.

## BATHROOM

6'06 x 5'05 (1.98m x 1.65m)

## GARAGE

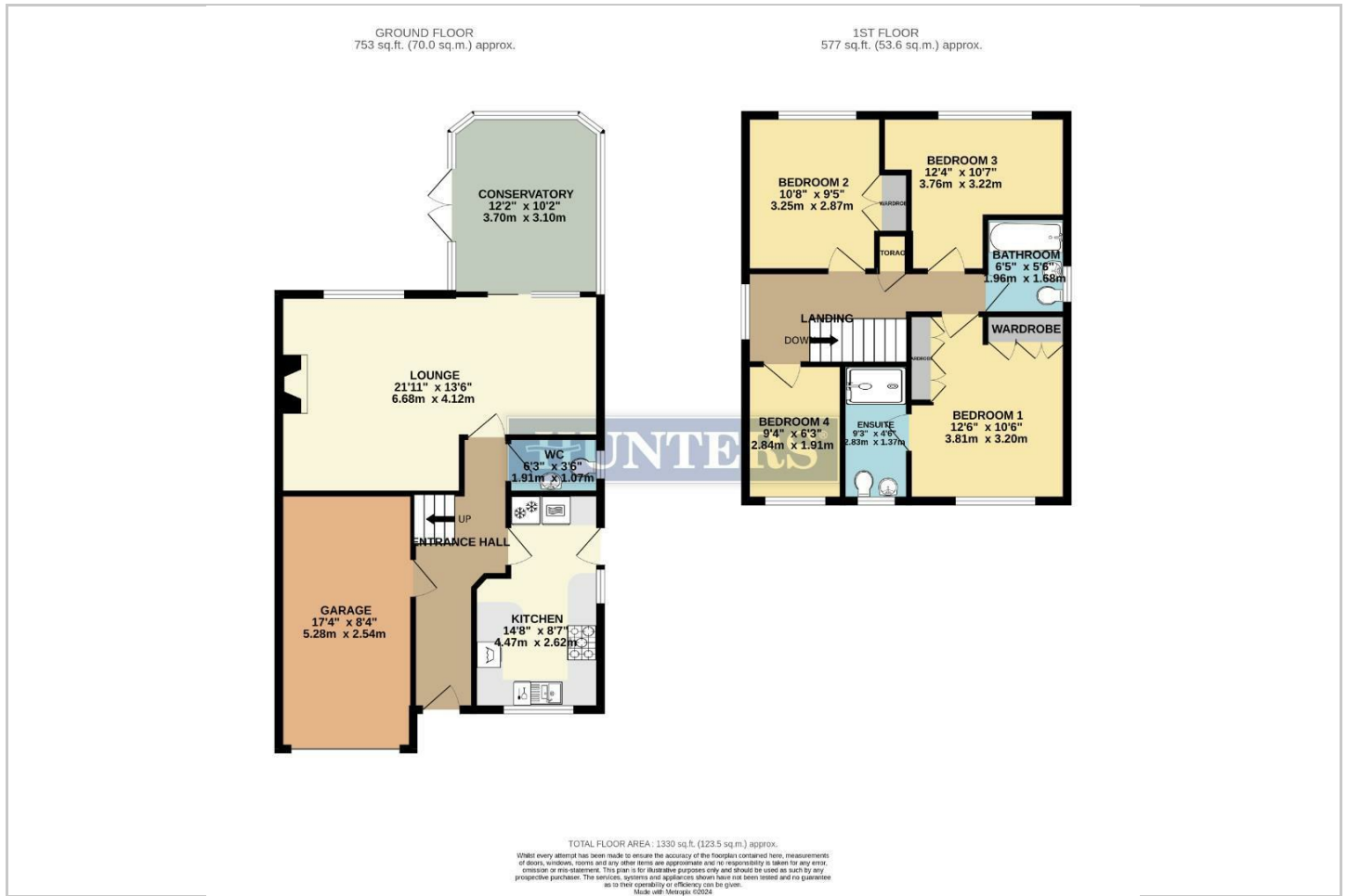
8'04 x 17'04 (2.54m x 5.28m)

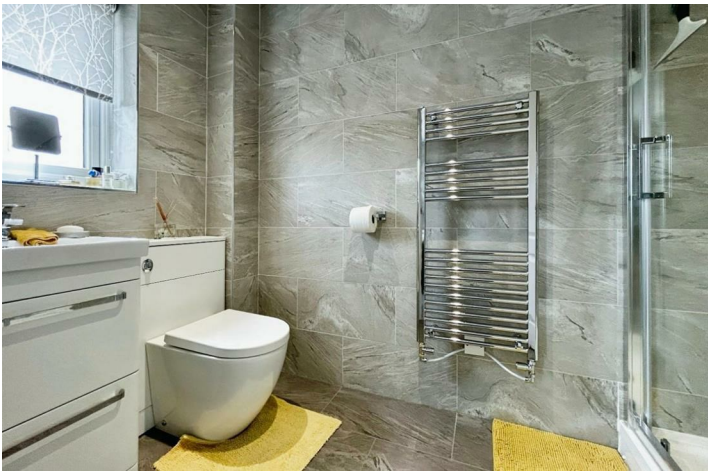
Offering secure off road parking or plenty of extra household storage. Comprising up and over door with lighting and power sockets.

## EXTERIOR

To the front of the property is a large low maintenance paved driveway providing off road parking and giving access to the integral garage. Wooden gate allowing access down to the rear garden and paved step leading to the front entrance door. and giving access to the integral garage. To the rear is an easy to maintain enclosed garden, mostly laid with decorative stone with raised boarded flower beds having beautiful plants and shrubs adding splashed of colour. French doors leading into the conservatory area, making this a fabulous, colourful garden to entertain in throughout the summer months.

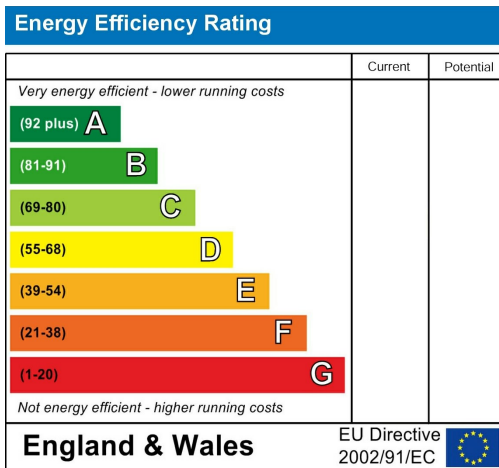
# Floorplan







## Energy Efficiency Graph



## 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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