



West Moor Croft

Goldthorpe, Rotherham, S63 9FL

Guide Price of £190,000 - £200,000



- THREE BEDROOM DETACHED FAMILY HOME
- ENCLOSED PRIVATE REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING B
- OFF ROAD PARKING WITH DRIVEWAY
- MODERN FIXTURE AND FITTINGS
- SOUGHT AFTER POPULAR ESTATE
- GCH / DG
- COUNCIL TAX BAND C

West Moor Croft

Goldthorpe, Rotherham, S63 9FL

Guide Price £190,000 - £200,000



Guide Price of £190,000 - £200,000

Nestled in the desirable area of West Moor Croft, Goldthorpe, Rotherham, this charming three-bedroom detached house presents an excellent opportunity for families and individuals alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The generous dimensions throughout the house create a welcoming atmosphere, complemented by modern fixtures and fittings that enhance its appeal. The well-appointed kitchen and dining area provide a functional space for culinary adventures and family meals.

One of the standout features of this property is the off-road parking, which is complemented by a spacious driveway, ensuring convenience for residents and visitors alike. The enclosed rear garden offers a private outdoor retreat, ideal for children to play or for hosting summer barbecues with friends and family.

Situated within a popular new build estate, this home is conveniently located close to all local amenities, including shops, schools, and parks, making it an ideal choice for those seeking a vibrant community.

This delightful detached property is not just a house; it is a place where memories can be made. With its modern design and prime location, it is sure to attract interest. Do not miss the chance to make this lovely home your own.

Entrance Porch

5'2" x 3'3" (1.57m x 0.99m)

Through a composite door this opens into the roomy entrance porch, ideal for coats and shoes, tastefully decorated, with wall mounted radiator, uPVC window to the side elevation and door leading to the downstairs WC as well as the living room.

Downstairs WC

2'8" x 5'2" (0.81m x 1.57m)

Handy addition to any busy household, this room comprises of low flush WC, wash hand basin, wall mounted radiator and uPVC window to the side elevation finishes this space.

Living Room

14'5" x 14'6" (4.39m x 4.42m)

Step inside the real hub of the home, the living room is decorated in neutral tones for a peaceful place to relax and enjoy nights in with the family, having uPVC window to the front filling this room with natural light, carpet to floor, wall mounted radiator, aerial point in place, stairs rising to first floor and doors leading to storage cupboard then in to the kitchen/diner

Kitchen/Diner

15'5" x 9'5" (4.70m x 2.87m)

The modern and well designed kitchen diner is a great space to entertain family and friends, having an array of wall and base units fitted providing storage with contrasting work surface over, new integrated electric oven and gas hob with extractor fan over, stainless steel sink, drainer and matching mixer taps, space and plumbing for washing machine, plenty of space for a dining table, wall mounted radiator, newly laid vinyl flooring, uPVC window as well as French style doors then face the rear really bringing the out doors in and filling the space with natural light.

Landing

Landing is beautifully presented with newly fitted carpet having wall mounted radiator and all doors then lead to bedrooms and family bathroom.

Bedroom One

8'1" x 12'9" (2.46m x 3.89m)

A generously sized master bedroom, tastefully decorated with plenty of room to add furniture and storage if needed, with wall mounted radiator and uPVC window to the front.

Bedroom Two

8'1" x 10'10" (2.46m x 3.30m)

Another good sized double bedroom, decorated in neutral tones with wall mounted radiator and uPVC window to the rear.

Bedroom Three

6'1" x 8'1" (1.85m x 2.46m)

Roomy third bedroom, ideal home office or as currently used a great dressing room, having wall mounted radiator and uPVC window to the front.

Bathroom

6'1" x 6'11" (1.85m x 2.11m)

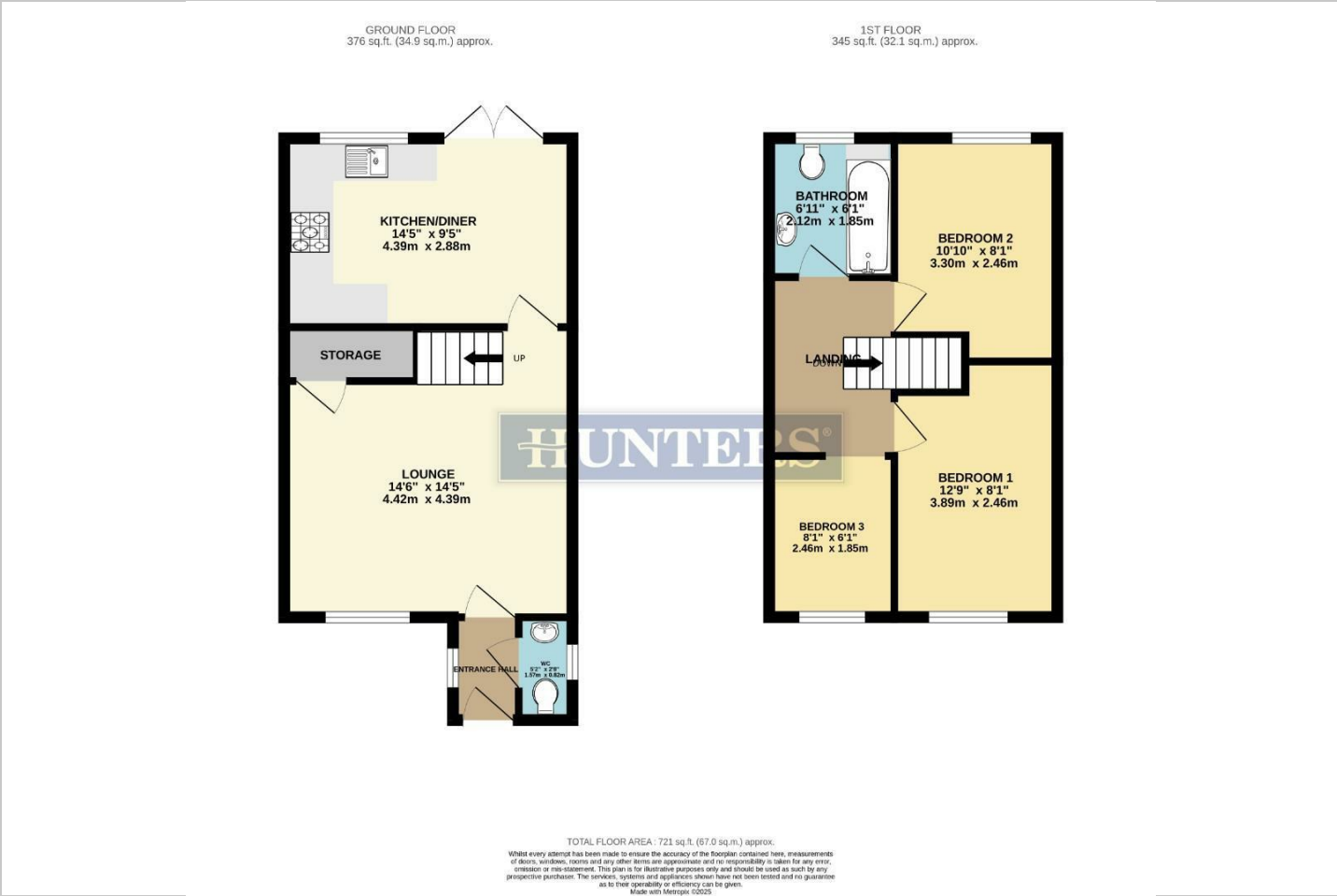
Perfect spot to relax and unwind the family bathroom comprises of low flush WC, pedestal wash hand basin and bath with shower over, decorated in neutral tones with wall mounted radiator and frosted uPVC window to the rear.

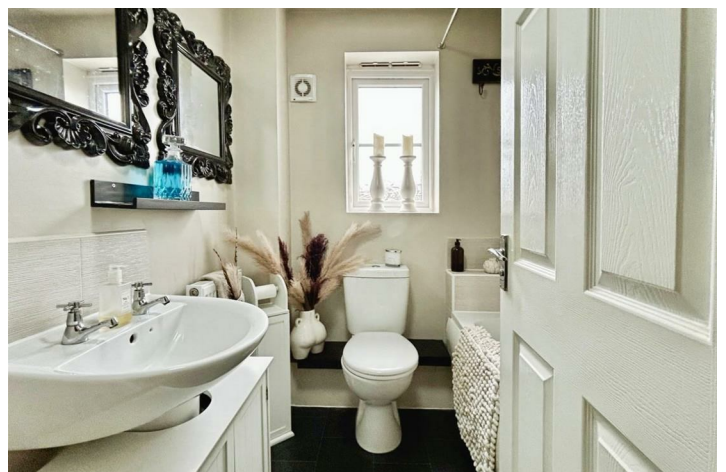
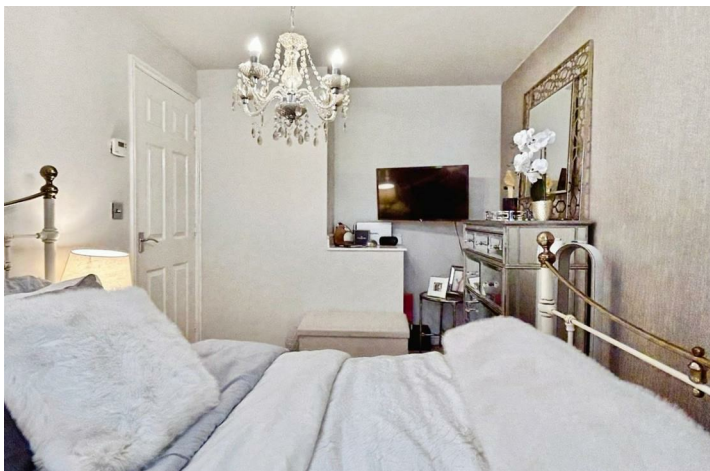
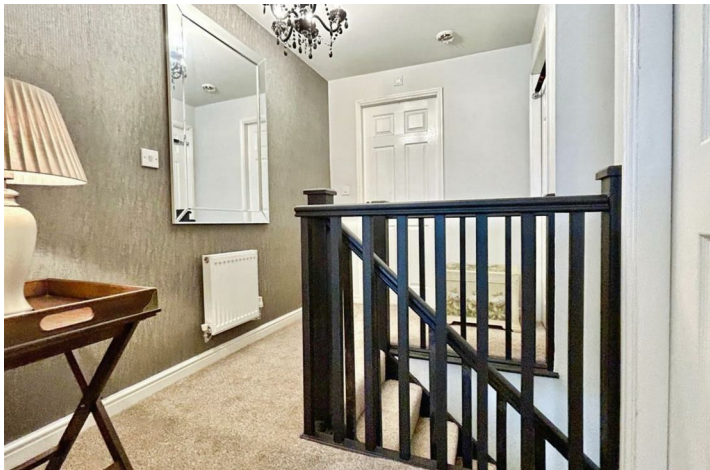
Exterior

The front of the property oozes kerb appeal, having well maintained pebbled drive with ample room for two cars, side lawn with established blossom tree adds to the privacy as well as the beauty. Path gives access to front entrance as well as access to side and rear elevations if needed.

At the rear is a fully enclosed rear garden, partly decked for low maintenance and ideal for seating during the warmer months, leading down to a lawn area with established plants and shrubs to the borders adding a splash of colour, this really is a space the whole family can enjoy.

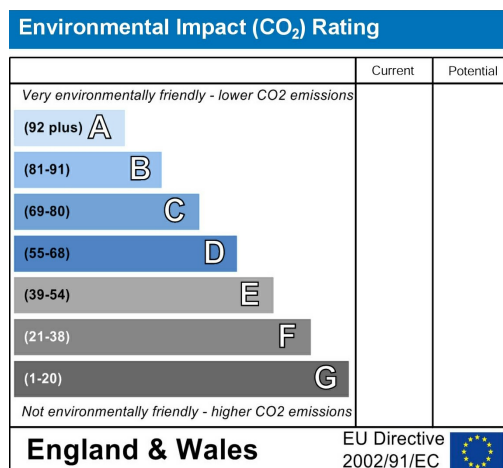
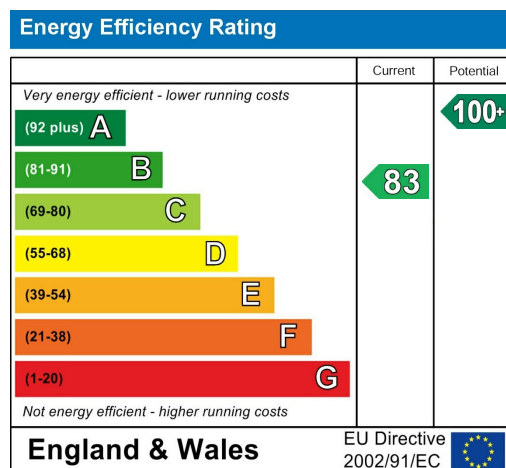
Floorplan







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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN
Tel: 01709 894440 Email: dearnevalley@hunters.com
<https://www.hunters.com>

