



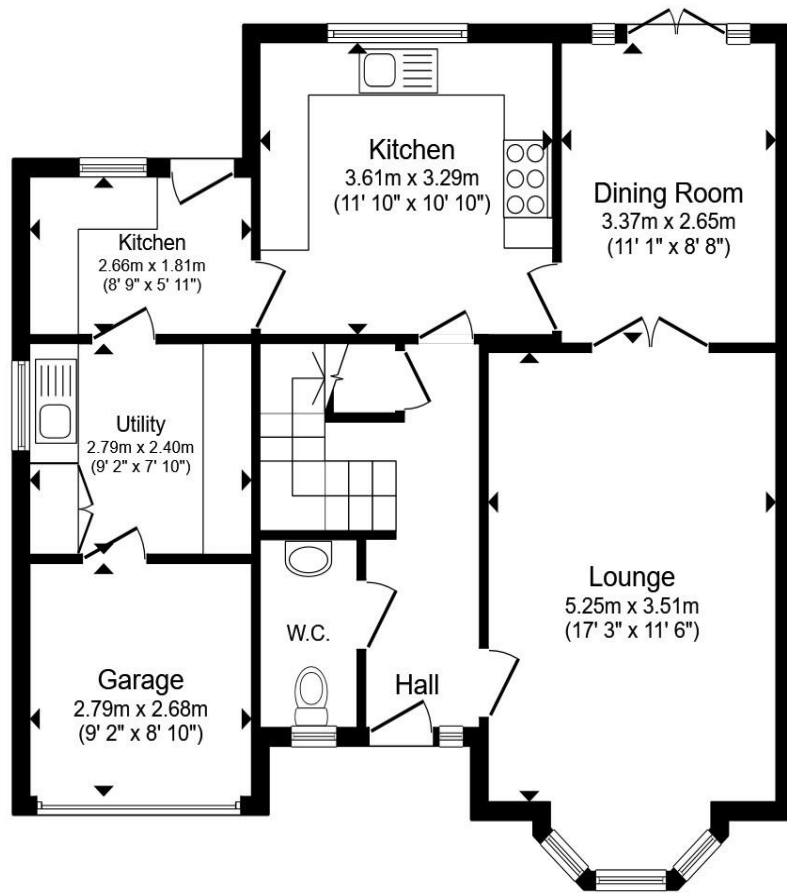
Cranwell Court, Goldthorpe Rotherham S63 9GA

welcome to

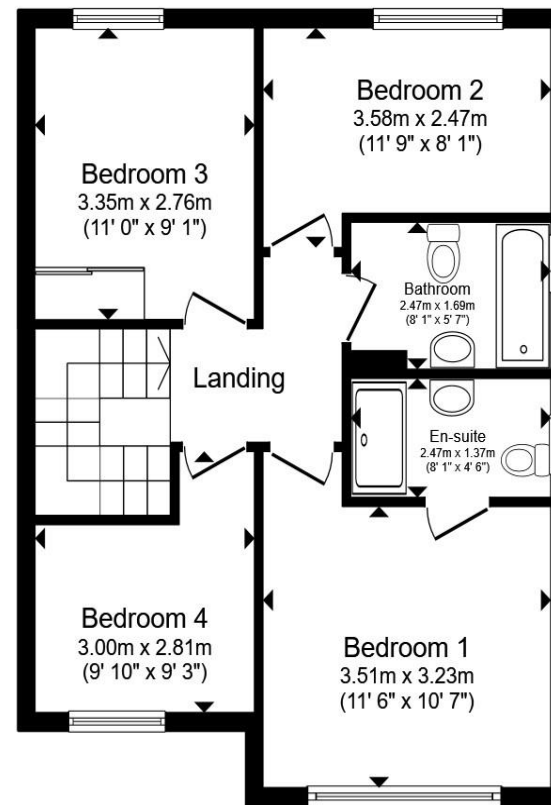
Cranwell Court, Goldthorpe Rotherham

WELL BEYOND ORDINARY! Set on an enviable plot, this breathtaking detached 4-bedroom home offers generous living space, elegant design & a landscaped garden with lawn & granite patio — a showcase of style, comfort and modern family luxury. An internal viewing is essential - CALL US NOW!





Ground Floor



First Floor

Total floor area 127.3 m² (1,371 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

11' 6" x 19' 2" (3.51m x 5.84m)

Dining Room

11' 1" x 8' 8" (3.38m x 2.64m)

Kitchen

10' 8" x 12' (3.25m x 3.66m)

Utility Room

2nd Utility Room

1st Floor:

Landing

Bedroom One

11' 8" x 12' 10" (3.56m x 3.91m)

En-Suite

Bedroom Two

9' x 10' 10" (2.74m x 3.30m)

Bedroom Three

8' x 11' 9" (2.44m x 3.58m)

Bedroom Four

9' 9" x 9' 2" (2.97m x 2.79m)

Bathroom

welcome to

Cranwell Court, Goldthorpe Rotherham

- Stunning, imposing 4 bedroom detached family home on commanding plot
- Cul de sac position on a modern style residential estate - excellently placed for amenities, schools, shops & transport links
- Beautifully presented throughout. Contemporary yet tasteful & stylishly finished
- Kitchen with appliances & 2 utility rooms. Lounge & dining room
- Air con unit in bedroom 1

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB119436](https://www.williamhbrown.co.uk/Property/MXB119436)



Property Ref:
MXB119436 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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