



15 The Woodlands

Bolton-Upon-Dearne, Rotherham, S63 8FR

Offers Over £270,000



Beautiful 4-Bedroom Semi-Detached Family Home in a Peaceful Gated Community

A stunning four-bedroom semi-detached family home, set within a tranquil gated community and finished to an exceptionally high standard. This characterful stone-built property boasts spacious accommodation, including four generous bedrooms—two with en-suite bathrooms—plus a family bathroom and convenient downstairs WC.

The property features a south-facing landscaped garden and thoughtfully designed outdoor space, perfect for entertaining or relaxing. Bi-folding doors from the living area open directly to the rear, allowing you to fully enjoy the open aspect views. The combination of light, space, and carefully considered design makes this home truly special—ideal for modern family living.



GROUND FLOOR

ENTRANCE HALL

The entrance hallway features a front-facing uPVC double-glazed window and entrance door, a central heating radiator, and stairs rising to the first-floor accommodation, creating a welcoming introduction to the home.

LOUNGE

A spacious lounge area featuring laminate flooring, a front-facing bay-style double-glazed window, TV aerial point, and central heating radiator.

DINING KITCHEN

A well-proportioned dining kitchen, truly the heart of the home, featuring a range of wall and base units with quartz worktops incorporating a sink unit with mixer tap. A central island provides additional base units and seating, ideal for casual dining or socialising.

The kitchen benefits from integrated appliances, good-sized storage, and access to a downstairs WC. A fantastic bi-folding door opens up to reveal amazing views over the countryside, creating a seamless indoor-outdoor living experience.

DOWNSTAIRS WC

WC, wash hand basin and radiator.

FIRST FLOOR

LANDING

BEDROOM TWO

A double bedroom with a front-facing double-glazed window, radiator, and ample space for furniture. Additionally, there is access to an en-suite bathroom for added convenience and privacy.

EN-SUITE

Fitted with a three-piece suite comprising a shower cubicle, WC, and wash hand basin. Also featuring a window with obscure glazing for privacy and a central heating radiator.

BEDROOM THREE

A well-proportioned bedroom featuring a rear-facing double-glazed window and a central heating radiator.

BEDROOM FOUR

A good sized fourth bedroom with double glazed window and radiator.

FAMILY BATHROOM

A family bathroom fitted with a three-piece suite comprising a bath with shower over, WC, and wash hand basin. Also featuring a window with obscure glazing for privacy and a central heating radiator.

SECOND FLOOR

LANDING

MASTER BEDROOM

A generously proportioned master bedroom featuring a walk-in wardrobe and a private en-suite. A double-glazed window offers lovely views, and there is plenty of space for freestanding furniture, making it a comfortable and functional retreat.

EN-SUITE

Fitted with a three-piece suite comprising a shower cubicle, WC, and wash hand basin, along with a central heating radiator.

OUTSIDE

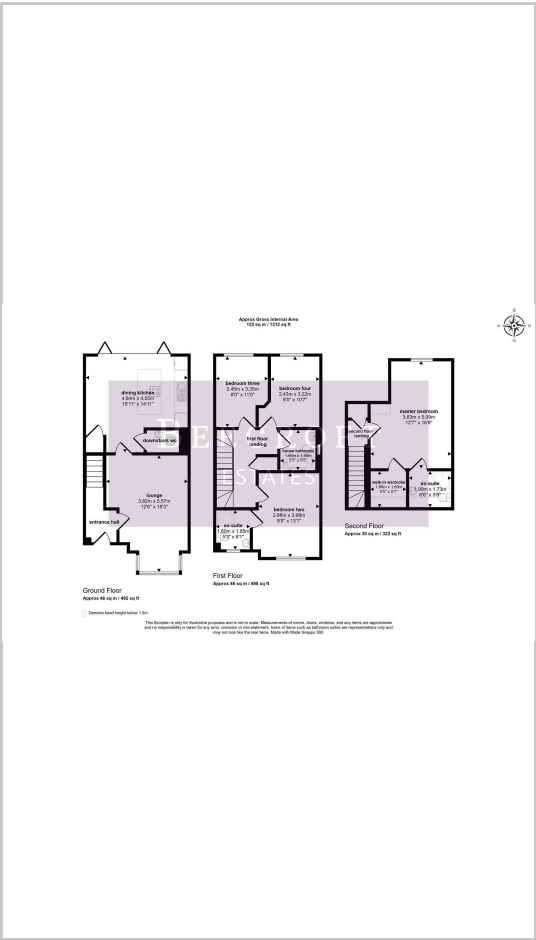
To the front, the property offers a driveway with ample off-road parking, complemented by mature shrubs and borders. A pathway leads to the front composite entrance door, creating a welcoming approach.

To the rear, you'll find a good-sized garden laid to lawn with a patio seating area—perfect for relaxing or entertaining. The garden is south-facing and enjoys stunning open views, making the most of the natural light throughout the day.

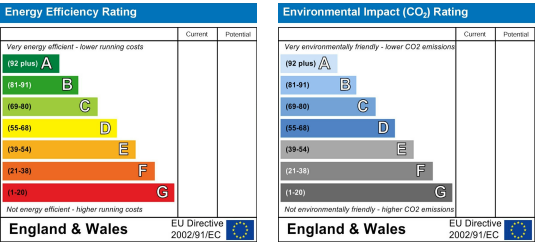
Area Map



Floor Plans



Energy Efficiency Graph



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