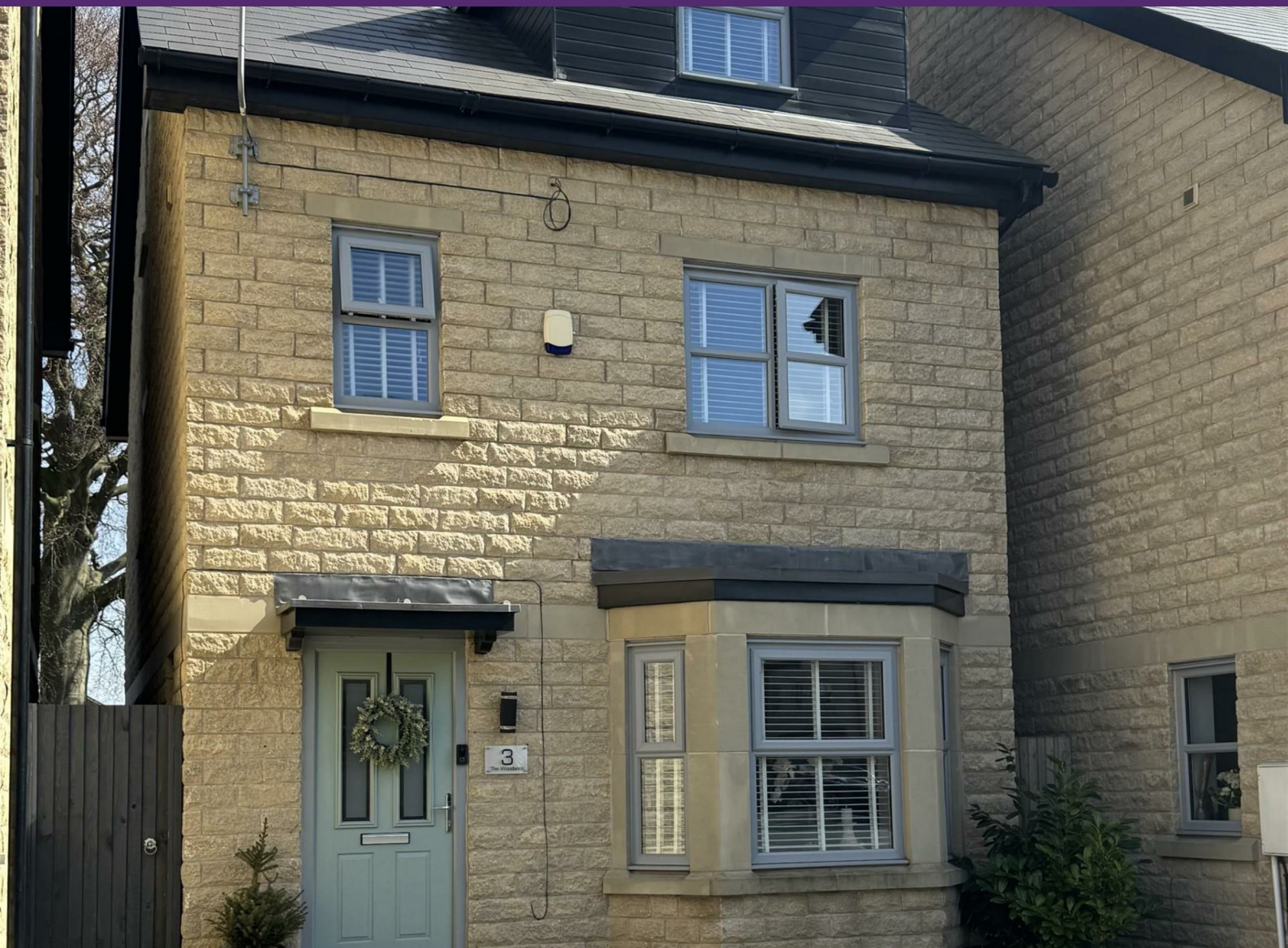




3 The Woodlands

Bolton-Upon-Dearne, Rotherham, S63 8FR

£340,000



This fantastic family home must be viewed to fully appreciate the high standard of finish throughout, both inside and out. Built from attractive stone, the property boasts exceptional curb appeal that sets high expectations—expectations that are more than met once you step inside.

Perfect for a growing family, this spacious and modern home is set on a generous plot within a safe, family-friendly gated development, with parks, shops, and schools all within easy reach. The property's central location within the borough also offers excellent access to the whole of South Yorkshire, making it ideal for commuters. A viewing is strongly recommended to truly appreciate all that this wonderful home has to offer.



GROUND FLOOR

ENTRANCE HALL

Stepping into this stunning property, you're greeted by a bright entrance hall with a staircase leading to the first-floor landing. A solid oak internal door provides access to the living room.

LOUNGE

Front facing this spacious family room is neutrally decorated and sharp on its finish and design, a box style bay window adds character and floods the room with light. Large enough to accommodate all living room furniture this is a great family space, finished with carpet flooring and giving access through to the dining kitchen.

KITCHEN/DINING SITTING ROOM

With open-plan living at its heart, this spacious kitchen-diner is the perfect setting for family time or entertaining guests. Bi-folding doors at the rear of the property offer a seamless connection to the generous garden, enhancing the bright and airy atmosphere. The kitchen is beautifully appointed with a range of wall and base units topped with sleek quartz work surfaces. A stunning central island features a breakfast bar for additional seating, an integrated induction hob, and an overhead extractor hood. Additional integrated appliances include a fridge-freezer, washing machine, and dishwasher.

The space comfortably accommodates a large dining table and chairs alongside the island, making it both practical and stylish. Neutrally decorated throughout, the room also benefits from a large storage area and convenient access to the downstairs WC.

DOWNSTAIRS WC

The downstairs WC is a highly practical and welcome feature, presented with a stylish neutral finish. It includes a low-flush WC and a sleek vanity unit with inset basin.

STORAGE

Of good size.

FIRST FLOOR LANDING

With further storage.

BEDROOM TWO

Ordinarily, a bedroom of this size—with its generous proportions and en-suite shower room—would be considered the master. However, in this exceptionally spacious home, it serves as a fantastic second bedroom. Located on the first floor and front-facing, the room features a window to the front elevation and fitted furniture, fresh neutral décor, and comfortable carpet flooring

EN-SUITE

Another generously sized en-suite shower room, a large shower enclosure. Additional features include a low-flush WC, a modern basin and underfloor heating.

BEDROOM THREE

A rear facing room with double glazed window and radiator.

BEDROOM FOUR

Only slightly smaller than the third bedroom having a rear facing double glazed window and radiator.

HOUSE BATHROOM

Stylish and contemporary, the bathroom comprises a bath with an over-bath shower, a low-flush WC, a wall-hung vanity unit with an inset basin and underfloor heating.

SECOND FLOOR

MASTER BEDROOM

Situated on the top floor, the spacious master bedroom offers a truly presidential feel, with an abundance of space and elegant styling throughout. Solid oak internal doors lead to a generously sized en-suite and what could easily be transformed into a walk-in wardrobe. Additional storage is also available via access to the eaves space, making this a highly practical and luxurious retreat.

EN-SUITE

A large en-suite, offered with a large shower enclosure, white low flush WC, wall hung vanity unit with inset basin and underfloor heating. A velux window gives light and ventilation.

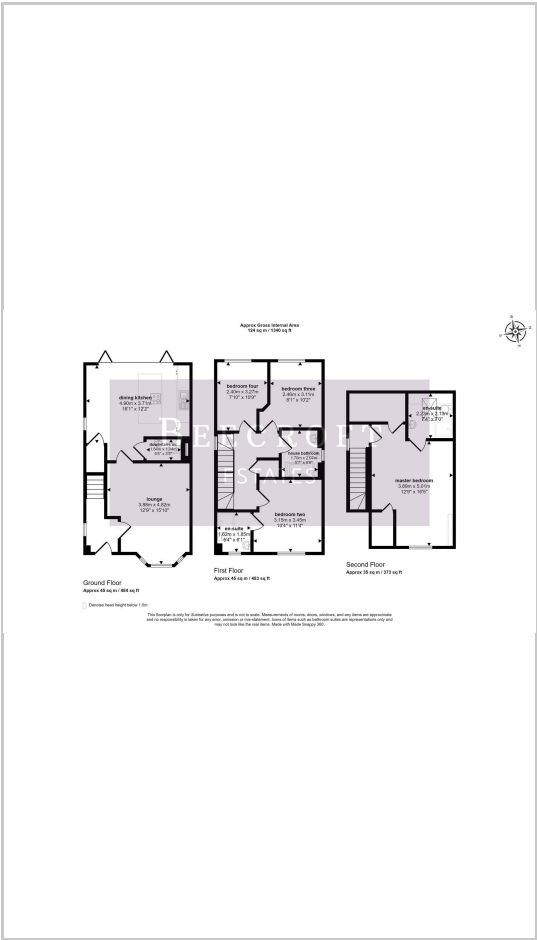
OUTSIDE

A good-sized garden, mainly laid to lawn, featuring a spacious patio seating area—perfect for outdoor dining and relaxation. Toward the rear of the garden is a large pergola-covered seating area, along with a brick-built outbuilding offering additional storage or potential for versatile use.

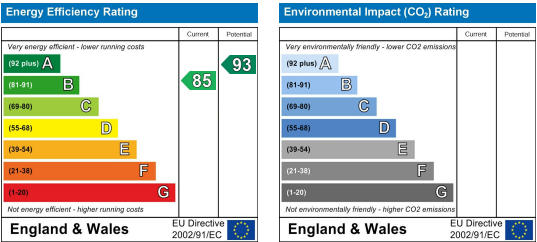
Area Map



Floor Plans



Energy Efficiency Graph



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