



## Barnsley Road

Goldthorpe, Rotherham, S63 9AW

Offers In The Region Of £350,000



- FOUR BEDROOM DETACHED PROPERTY
- LARGE EXTENSIVE DRIVEWAY
- NO UPWARD CHAIN
- FREEHOLD
- EPC RATING: C
- DOUBLE DETACHED GARAGE
- SPLENDID DECOR THROUGHOUT
- GOOD COMMUTE LOCATION
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: C

# Barnsley Road

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Nestled on Barnsley Road in the charming area of Goldthorpe, this exquisite four-bedroom detached house offers a perfect blend of comfort and modern living. The property boasts a striking double detached garage equipped with electric roller doors, alongside a versatile workshop, making it ideal for hobbyists or those in need of extra storage.

As you approach the home via a cul de sac, you are greeted by a large, extensive driveway that provides ample parking space, complemented by a delightful barbecue area situated within a secure modern outbuilding. The front garden is a true oasis, predominantly laid to lawn and adorned with a variety of plants and hedges that ensure privacy, while a serene pond adds a touch of tranquillity to the outdoor space.

Upon entering through the side entrance, you are welcomed into a spacious hallway featuring built-in storage, perfect for coats and shoes. The open-plan lounge and dining room is bathed in natural light, courtesy of two uPVC windows, creating an inviting atmosphere for entertaining family and friends. The modern family kitchen is a culinary delight, equipped with an integrated fridge, freezer, double electric oven and grills, and a five-ring electric hob. A convenient rear hall leads to a handy downstairs WC and an external door to the rear garden.

The ground floor also includes a utility room with wall and base units, providing additional storage and plumbing for a washer and dryer. A lovely conservatory extends the living space, seamlessly connecting the indoors with the outdoors.

Venturing to the first floor having the bonus of air con in place, you will find a landing that leads to all four generously sized bedrooms, each featuring built-in storage. The family bathroom is well-appointed with a four-piece suite, including a shower cubicle, panelled bath, vanity unit with a built-in sink, and WC.

This property is ideally located for commuting, with easy access to local amenities, making it a perfect family home

## ENTRANCE HALL

Stepping through a dark uPVC entrance door, leads you into this captivating property. Greeted by a fresh and welcoming entrance hall providing plenty of room to take off those winter muddy shoes as well as a two handy large storage cupboard and bespoke downstairs dog crate. Stylish décor with part vinyl flooring and part carpet and carpeted stairs rising to the first floor. Doors leading to the Lounge and Utility Room.

## LOUNGE DINING ROOM

The heart of the home is undoubtedly the open plan lounge and diner, a spacious and inviting area designed for both relaxation and entertaining. Bathed in natural light, the room features a large uPVC bay window and an additional generous window, creating a bright and airy atmosphere. The beautifully presented space is adorned with carpet flooring, wall-mounted radiators, and an aerial point, ensuring both comfort and convenience. The striking brick chimney breast, complete with a decorative log effect fire, serves as a charming focal point, perfect for cosy evenings in. Further door leading to the Kitchen area.

## KITCHEN

A contemporary kitchen, which boasts an impressive array of cream gloss wall and base units, ensuring plenty of storage. The sleek Corian work surface adds a touch of elegance, while the built-in sink and stainless steel mixer tap enhance functionality. The kitchen is equipped with an integrated five-ring electric hob, double electric oven and grills, and a stylish splashback, making it a chef's dream. Natural light floods the space through the uPVC window, and the vinyl flooring adds a practical yet stylish finish. An open doorway leads to the rear hall, which provides access to a convenient downstairs WC and a uPVC door that opens to the rear exterior.

## DOWNSTAIRS WC

Handy addition to any busy household is the downstairs WC, comprising of pedestal wash hand basin, low flush WC and handy built in storage cupboard. Tiles to the walls with vinyl flooring.

## UTILITY ROOM

Keeping the white goods separate from the kitchen, the utility is the ideal wash room. With space and plumbing for washing machine as well as dryer, wall units fitted providing further storage, work surface over with door leading to the Conservatory.

## CONSERVATORY

One of the standout features of this home is the generous conservatory, which serves as a wonderful space to enjoy the beauty of the outdoors while remaining sheltered from the elements. The conservatory is adorned with carpet flooring and surrounded by uPVC windows, allowing natural light to flood the area, creating a warm and welcoming atmosphere. A uPVC door provides easy access to the side of the property, enhancing the flow between indoor and outdoor living.

## LANDING

Carpeted landing with doors leading to all four double bedrooms and family Bathroom. Loft space having ladder with lighting and laid boards.

## BEDROOM ONE

The master bedroom is particularly noteworthy, boasting a generous size and an abundance of natural light that streams in through a large uPVC window. It features built-in wardrobes and overhead storage, providing ample space for your belongings, while the carpet flooring adds a touch of warmth and comfort. The wall-mounted radiator ensures a cosy atmosphere throughout the year.

## BEDROOM TWO

A generously sized double bedroom, boasting from carpet flooring, wall mounted radiator, built in wardrobe with double mirrored door and uPVC window overlooking the front exterior.

## BEDROOM THREE

A further good sized bedroom with built in storage and plenty of room for bedroom furniture. Currently being used as the office. Comprises of neutral décor, carpet flooring, wall mounted radiator and uPVC window to the rear.

## BEDROOM FOUR

Another beautifully presented fourth bedroom or dressing room. Comprising of wall mounted radiator, carpet flooring, built in wardrobes and uPVC window to the rear.

## BATHROOM

A generously sized family bathroom, which boasts a modern four-piece suite. This stylish bathroom features elegant tiled walls, a glass shower cubicle, and a vanity storage unit complete with a built-in sink and WC. Additional highlights include a chrome heated towel rail, spot lighting, and a frosted uPVC window that allows for natural light while ensuring privacy.

## DETACHED GARAGE

One of the standout features of this property is the secure off-street parking, which not only enhances safety but also offers additional storage space. The electric shutter door adds an extra layer of security and ease of access.

For those with a passion for gardening or DIY projects, the property includes a further workshop area, providing an excellent opportunity to create a personal haven or additional storage. This area also grants access to enclosed small garden area.

## EXTERIOR

The exterior of the property is truly the pièce de résistance, featuring a spacious enclosed garden at the front, predominantly laid to lawn and adorned with a variety of plants and shrubs. A lovely pond adds a touch of tranquillity, making it a perfect spot for relaxation.

On the side of the property, you will find a fantastic barbecue area, complete with a modern metal building and a block-paved space that is perfect for outdoor dining. This area is ideal for entertaining guests or enjoying al fresco meals during the warmer months. A convenient side entrance door leads directly into the home, enhancing accessibility.

At the rear, the property boasts a generous block-paved garden area, providing ample space for outdoor activities. This area also grants access to a double detached garage and workshop, catering to those with hobbies or requiring extra storage. Additionally, a small garden area can be found at the back of the workshop, featuring a charming wooden playhouse, perfect for children to enjoy.

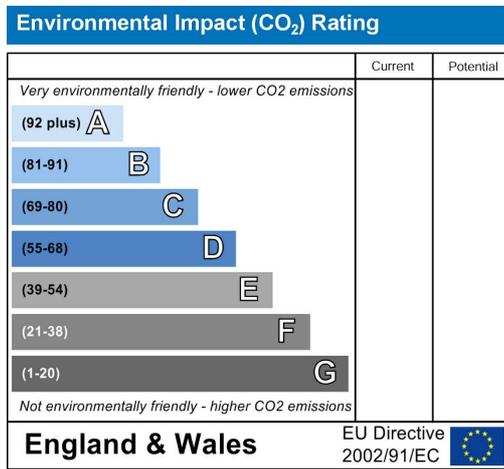
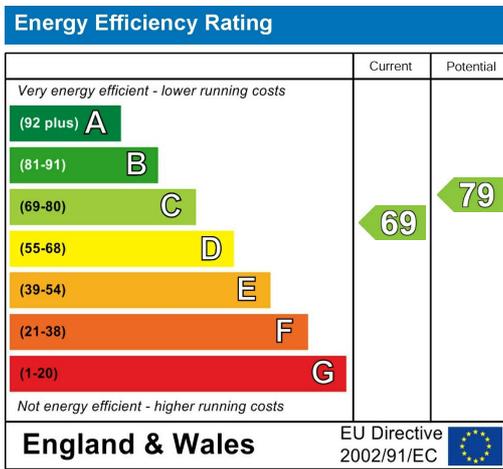
# Floorplan







### 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.

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