



South Moor Drive

Goldthorpe, Rotherham, S63 9QA

Guide Price £270,000



- FOUR BEDROOM DETACHED FAMILY HOME
- CUL-DE-SAC LOCATION
- ENCLOSED AND WELL LANDSCAPED REAR GARDEN
- MODERN FIXTURE AND FITTINGS WITH GENEROUS DIMENSIONS
- EPC RATING B

- POPULAR NEW BUILD ESTATE
- AMPLE OFF ROAD PARKING WITH LARGE DRIVE AND GARAGE
- ADDED SUMMER HOUSE
- GCH / DG
- COUNCIL TAX BAND D

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Nestled in a tranquil cul-de-sac on a new build estate, this splendid four-bedroom detached family home on South Moor Drive, Goldthorpe, Rotherham, offers a perfect blend of modern living and comfort. With generous dimensions throughout, the property boasts a spacious reception room that invites relaxation and family gatherings.

The well-appointed kitchen and dining area are fitted with contemporary fixtures and fittings, making it an ideal space for culinary enthusiasts and entertaining guests. The home features two well-designed bathrooms, ensuring convenience for the entire family.

Outside, the property is complemented by a large driveway and garage, providing ample off-road parking. The beautifully landscaped private garden is a true highlight, featuring a charming summer house that can serve as a delightful retreat or a versatile space for hobbies.

This home is perfect for families seeking a peaceful yet vibrant community, with easy access to local amenities and transport links. With its modern appeal and thoughtful design, this property is a wonderful opportunity for those looking to settle in a desirable area. Don't miss the chance to make this lovely house your new home.

Entrance Hall

Via a composite front door this opens in to the roomy entrance hall, ideal for coats and shoes, having neutral décor, carpet to floor, wall mounted radiator, stairs to first floor with under storage and doors leading to the living room, kitchen/diner and downstairs WC.

Living Room

The bright and airy living space is a great spot to enjoy them family nights in, with neutral décor, carpet to floor, wall mounted radiator, uPVC window to the front and aerial point in place to finish.

Downstairs WC

Handy addition to any busy household, this room comprises of low flush WC, wash hand basin, wall mounted radiator, neutral décor and wood effect vinyl to the floor.

Kitchen/Diner

The perfect spot to entertain family and friends, this spacious kitchen/diner has ample room to fit a dining table and comprise an array of wall and base units in grey providing storage, contrasting worksurface over with stainless steel sink, drainer and matching mixer tap, integrated electric oven and hob with extractor fan over, having neutral décor, wall mounted radiator, space and plumbing for dish washer and filled with natural light from both the uPVC window and French style doors to the rear, the room is finished with wooden effect vinyl flooring and door opening to the utility room.

Utility Room

This bonus space is great for all the family's washing needs, having base units for storage matching the kitchen with worksurface over, stainless steel sink, drainer and mixer tap, space and plumbing for washing machine, neutral décor, wall mounted radiator, wood effect vinyl flooring, housing the property combi boiler and composite door opening to the rear garden.

Landing

Landing having access to loft hatch, neutral décor, wall mounted radiator and all doors lead to bedrooms and family shower room.

Bedroom One

Generously sized master bedroom with ample space to add storage and furniture, filled with natural light from two uPVC windows to the front elevation, having neutral décor, carpet to floor, wall mounted radiator and door to en-suite.

Ensuite

Perfect to freshen up the en-suite comprises of low flush WC, wash hand basin and shower unit, having neutral décor, splash back tiles, wall mounted radiator and uPVC frosted window to the side.

Bedroom Two

Further good sized double bedroom with neutral décor, carpet to floor, wall mounted radiator and uPVC window to the rear.

Bedroom Three

Another roomy double bedroom, with neutral décor, carpet to floor, wall mounted radiator and uPVC window to the rear.

Bedroom Four

Last but certainly not least is the forth bedroom, another double with neutral décor, wall mounted radiator, carpet to floor and uPVC window to the front.

Family Shower Room

Ideal spot to unwind is the family shower room, comprising of double walk in shower, low flush WC and wash hand basin, with decorative aqua panels making this easy to clean, decorated in neutral tones with wall mounted radiator and uPVC frosted window to the side.

Exterior

This property oozes kerb appeal not only located on a cul-de-sac this end plot gives fast amount of space to the front and over looks greenery, with a large well maintained drive for several cars and access to the garage, a path gives way to front entrance door with decorative pebbles to the borders for ease.

The rear of the property is a real hidden gem, fully enclosed for privacy with large patio area ideal for seating in the warmer months leading to an artificial lawn for low maintenance and giving way to the added summer house, there is access down the side of the home leading out to the front if needed, this really is a space the whole family can enjoy.

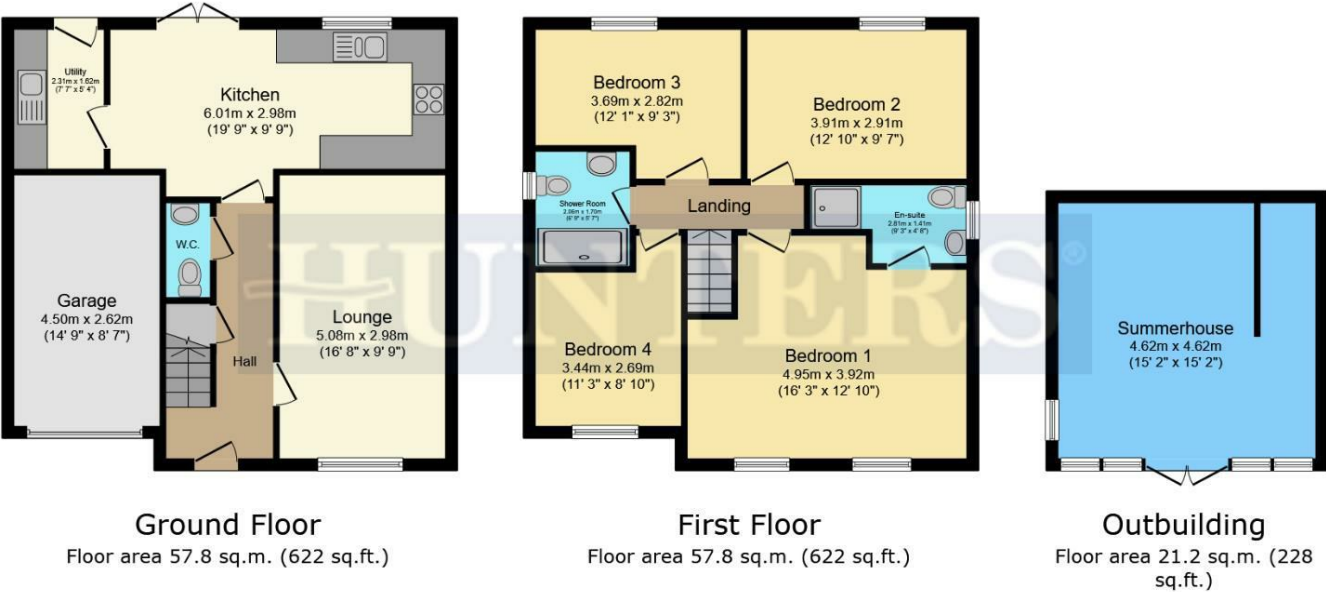
Summer House

The wooden built summer house could be used in many ways, this could be a great home office or bar, having power and lighting in place.

Garage

The garage is accessed via an up and over door, giving way to further off road parking or storage space, the garage has power and lighting.

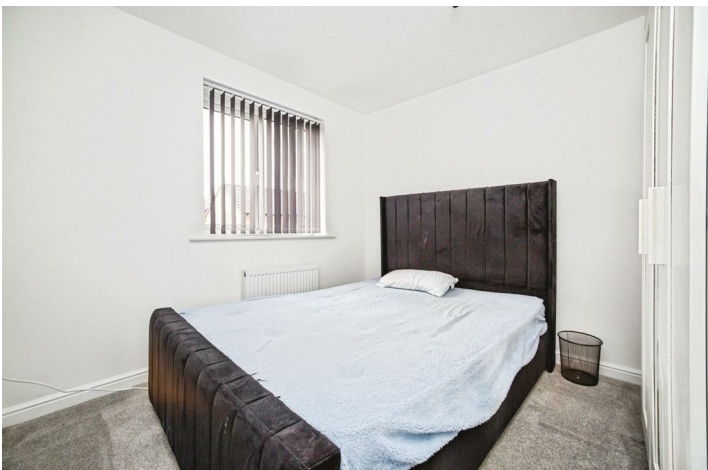
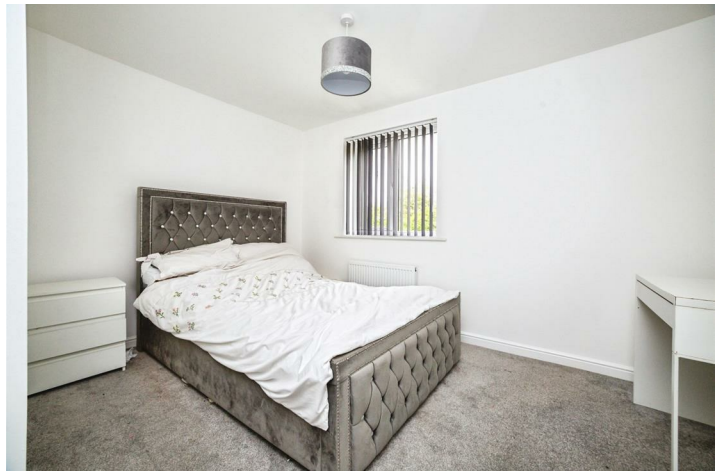
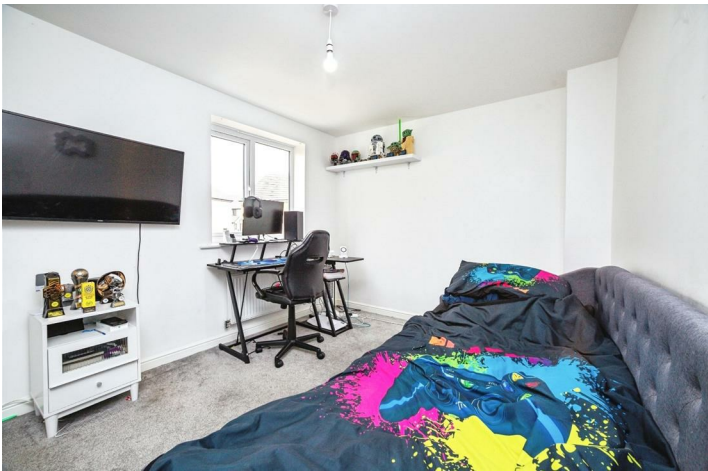
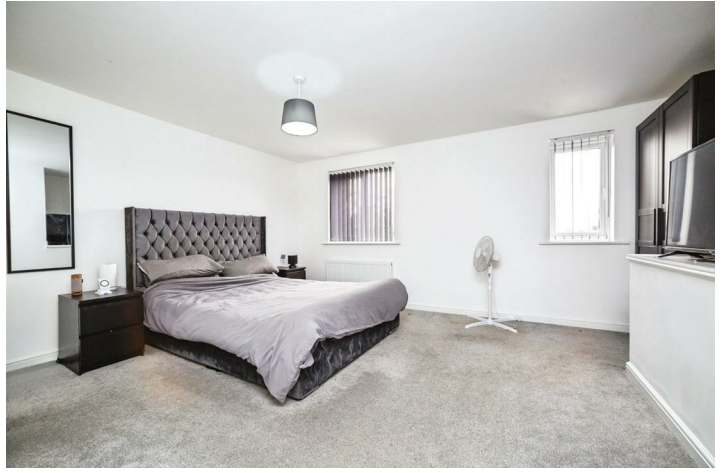
Floorplan



Total floor area: 136.7 sq.m. (1,472 sq.ft.)

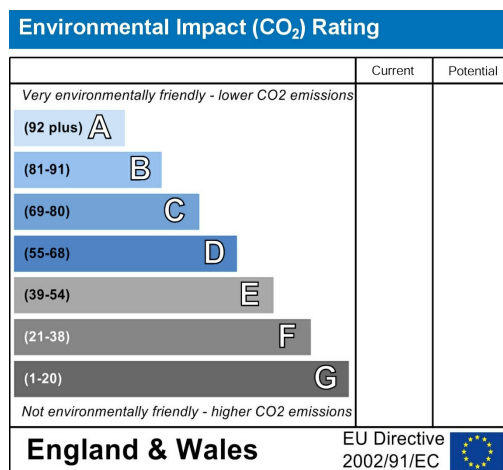
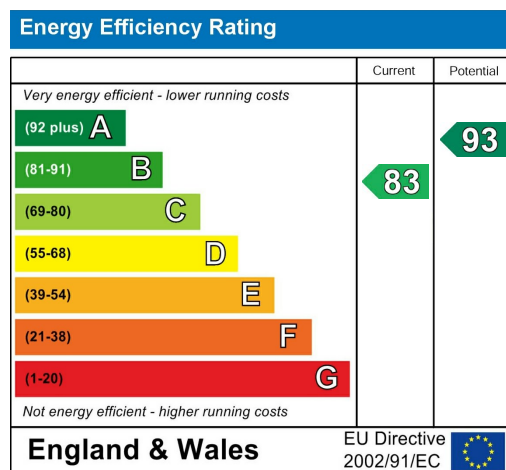
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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







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>

