

37 Worry Goose Lane, Whiston

Rotherham

Guide Price: £270,000 to £280,000

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Whiston, Rotherham

Situated in a sought after village location, this beautifully Rear extended THREE Bedroom Semi Detached home is presented to the market in turnkey condition, with exceptional attention to detail throughout. Offering stylish, spacious and thoughtfully designed accommodation.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Beautifully presented & REAR EXTENED Three Bedroom Semi Detached home
- Turnkey ready with attention to detail throughout!
- Open Plan Lounge / Diner with newly fitted Log Burner
- Modern Fitted Kitchen with Built in Appliances
- Impressive Master Bedroom with dressing area
- Stylish Bathroom with Roll Top Bath & separate Shower Cubicle
- Well maintained Front & Rear Gardens- Detached Garage with full electrics
- Driveway to front for multiple cars
- FREEHOLD | EPC ordered







37 Worry Goose Lane

Whiston, Rotherham

Guide Price: £270,000 to £280,000. Situated in a sought after village location, this charming and character filled, REAR EXTENDED Three Bedroom Semi Detached home is presented to the market in turnkey condition. Beautifully styled throughout, the property combines character and charm with modern living, boasting exceptional attention to detail and thoughtfully designed accommodation, making it an ideal home for growing families or buyers looking to benefit from the catchment area of the highly regarded Wickersley School.

The property benefits from gas central heating and uPVC double glazing, with accommodation comprising a welcoming Entrance Hall, convenient ground floor WC and useful storage. The impressive open plan Lounge Diner provides the perfect space for both relaxing and entertaining. The Lounge features a charming bay window and a newly installed log burner, creating a cosy focal point, while the Dining area offers ample room for family gatherings and opens seamlessly into the stylish grey Wren Kitchen. The Kitchen is fitted with integrated appliances and enjoys patio doors leading directly out to the garden.







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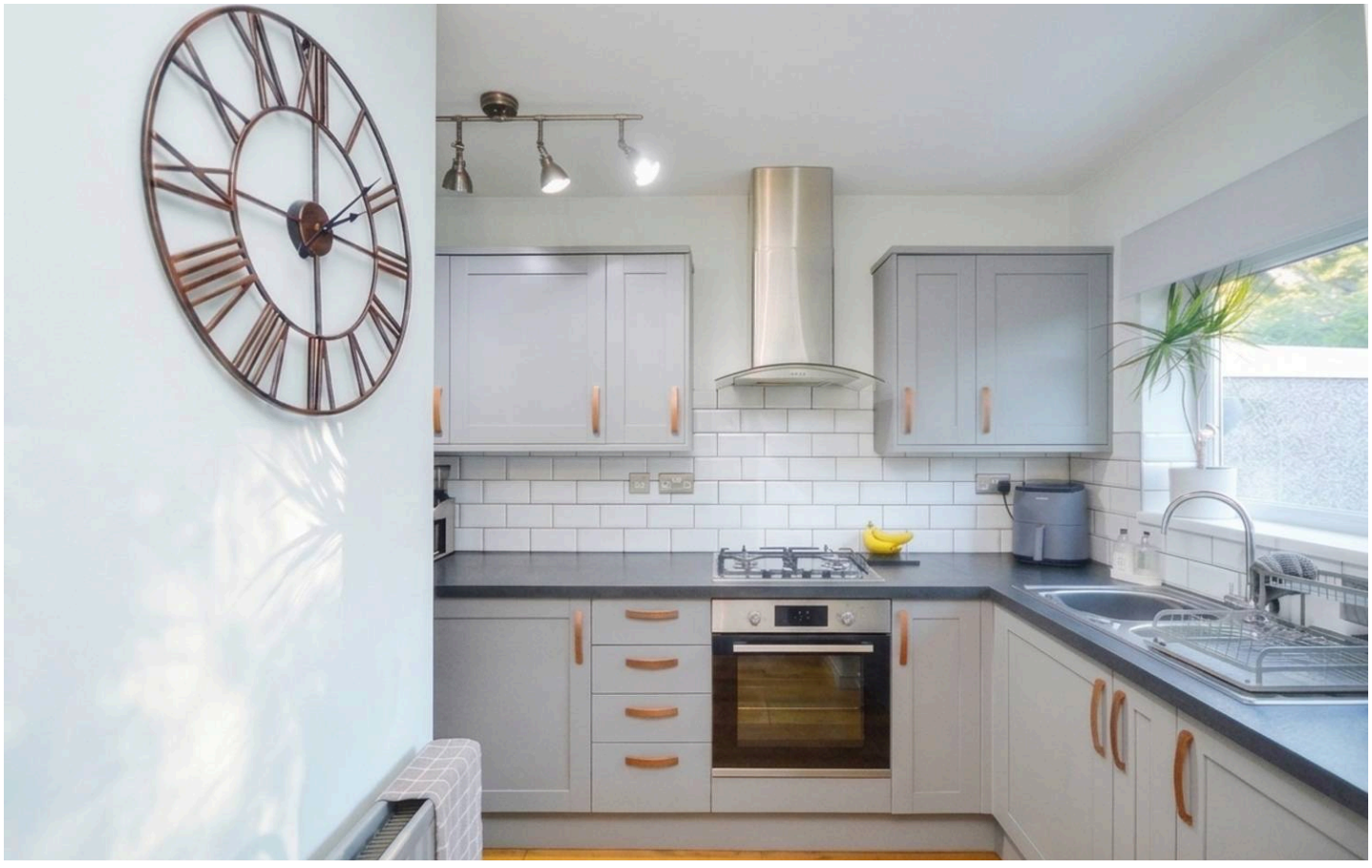
To the first floor are three well proportioned Bedrooms and a beautifully appointed family Bathroom. The impressive Master Bedroom forms part of the rear extension and offers generous and luxurious space, together with a dedicated dressing area that could easily be utilised as a walk in wardrobe. The front facing second Bedroom benefits from a bay window and built in storage, whilst the third Bedroom would make an ideal Nursery, child's Bedroom or home Office.

The stylish modern family Bathroom, also forming part of the extension, is a real standout feature. Finished to an immaculate standard, it boasts a beautiful roll top bath, separate shower enclosure and contemporary tiling, creating a luxurious space to unwind.

Externally, the property continues to impress, with gardens extending to three sides, providing excellent outdoor space for families and entertaining. A large Garage offers valuable additional storage or parking, complemented by a generous sweeping driveway providing off road parking for multiple vehicles. Set back from the road, the property enjoys a pleasant sense of privacy and a peaceful position.







GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1034 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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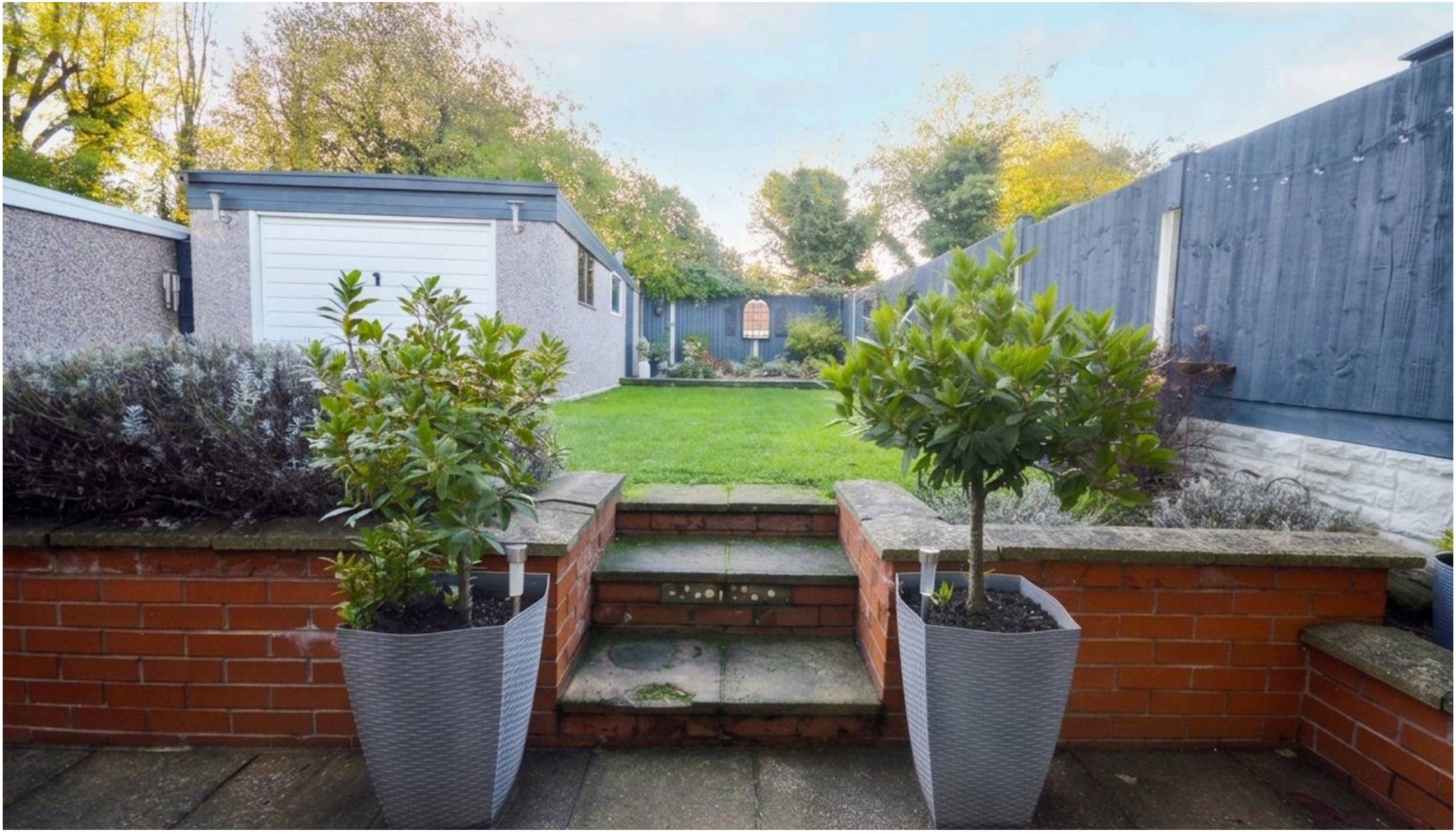

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