



## 21 Ceramia Court, Goldthorpe, Rotherham, S63 9GR

### \* NO CHAIN! \*

Situated on the highly sought-after Ceramia Court within a popular residential estate in Goldthorpe, this beautifully presented three-bedroom detached home offers modern, comfortable living in a quiet cul-de-sac setting.

Upon entering the property, you are welcomed by a bright entrance hall with staircase leading to the first floor, creating a practical and inviting first impression. The ground floor boasts an open-plan layout, providing a light and sociable space perfectly suited to modern family life.

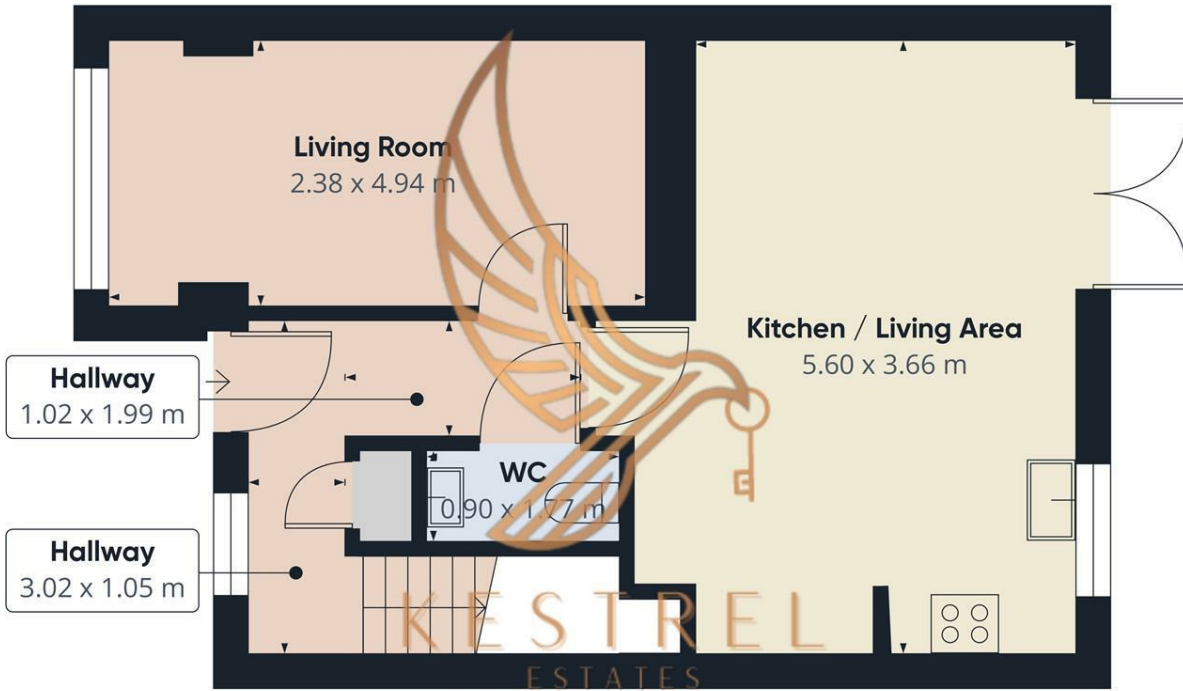
The contemporary kitchen is well-appointed with a range of integrated appliances, including an oven, hob, extractor, microwave, fridge freezer, washing machine, and dishwasher, ensuring convenience for everyday living. To the rear, the bright living room features patio doors that open onto a private enclosed garden, complete with both patio and lawn, ideal for relaxing or entertaining guests. The former garage has been thoughtfully converted into a second reception room, offering additional versatile living space.

A convenient downstairs WC completes the ground floor accommodation.

**£220,000**

### \*\* NO CHAIN \*\*

- 3 Bedroom Detached House
- Modern Kitchen with Integrated Appliances
- Patio Doors To The Private Garden
- 2 Living Rooms
- Downstairs W/C
- Master Bedroom with En-suite
- Off Road Parking
- Close to Amenities
- Viewing Highly Recommended



Approximate total area<sup>®</sup>  
44 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	