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Woodlark Walk

Goldthorpe, S63 9FW

Guide Price £260,000 - £270,000

3 2 1 B

- THREE BEDROOM DETACHED PROPERTY
- LARGE DRIVEWAY
- STYLISH MODERN DECOR
- GOOD COMMUTE LOCATION
- EPC RATING: B
- INTERGRAL GARAGE
- TWO BATHROOMS AND DOWNSTAIRS WC
- BEAUTIFUL REAR GARDEN
- FREEHOLD
- COUNCIL TAX BAND: C

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Nestled in the charming area of Goldthorpe, Woodlark Walk presents an exceptional opportunity to acquire a delightful detached house, perfect for families or those seeking a peaceful retreat. This inviting property boasts three well-proportioned bedrooms, providing ample space for relaxation and personalisation.

The layout of the house is designed to maximise comfort and functionality, making it an ideal setting for both entertaining guests and enjoying quiet evenings at home. The surrounding area is known for its friendly community atmosphere, offering a blend of local amenities and green spaces, perfect for leisurely strolls or family outings.

With its detached nature, this home offers a sense of privacy and tranquillity, allowing you to unwind in your own sanctuary. Having a beautiful garden and outdoor space further enhances the appeal of this property, making it a wonderful place to enjoy the outdoors.

Woodlark Walk is not only a lovely home but also a gateway to the vibrant life of Goldthorpe, where you can enjoy the convenience of nearby shops, schools, and recreational facilities. This property is a rare find, combining comfort, space, and a welcoming community, making it an excellent choice for your next home. Don’t miss the chance to make this charming house your own.

ENTRANCE HALL
Stepping through a stunning composite front entrance door, leads you into this captivating property. A great first impression on any guest with carpeted staircase rising to the first floor. Comprising neutral décor, carpet flooring, wall mounted radiator with doors leading to the Kitchen/Diner, Lounge and downstairs WC.

LOUNGE
An exquisite living space filled with plenty of natural sources of light through a large uPVC bay window and uPVC window to the front and side creating the perfect place to entertain family and friends. Comprising of neutral décor, carpet flooring with wall mounted radiator and aerial point in place.

KITCHEN DINING ROOM
Adding further wow factor to this stunning property is the well designed, modern kitchen/diner, spanning a large length of the property giving plenty of space for a large dining table and chairs. Benefiting an array of wall and base units providing plenty of storage with complimentary work surface over. Comprises of ceramic sink, drainer and mixer tap, integrated double electric oven and grill, five ring gas hob and extractor fan over, integrated dish washer and integrated fridge freezer. Beautiful easy to clean vinyl flooring with wall mounted radiator and large pantry/Utility space located to the side with plumbing and space for washing machine and dryer. Being filled with natural light provided by uPVC windows, skylights complimented with solar panel electric blinds and French doors leading out into the beautiful enclosed garden creating the perfect room to sit and enjoy and family meal.

DOWNSTAIRS WC
A handy addition to any busy household is the beautifully decorated downstairs WC. comprising of low flush WC, wash hand basin, wall mounted radiator and uPVC frosted window to the front.

LANDING
The spacious layout continues, from landing doors lead to all three bedrooms, family bathroom and storage cupboard. Having carpet flooring, neutral décor and uPVC window overlooking the rear garden.

BEDROOM ONE
A stunning master suite, boasting plenty of room for bedroom furniture with neutral décor, aerial point, wall mounted radiator, carpet flooring and door leading to the en suite shower room. UPVC window over looking the front elevation.

ENSUITE
A generously sized shower room, splash back tiling in serene tones, comprising glass shower cubicle, vanity unit with built in white ceramic sink, low flush WC and frosted uPVC window to the rear elevation and extractor fan in place. Vinyl flooring finished with a heated towel in place.

BEDROOM TWO
A generously sized double bedroom, boast comprising of carpet flooring, wall mounted radiator, aerial point and uPVC window to the front elevation. Plenty of space for bedroom furniture.

BEDROOM THREE
A good sized third bedroom comprising of neutral décor wall mounted radiator, carpet flooring and two uPVC windows to the side and rear elavation.

BATHROOM
A contemporary and serene family bathroom, benefitting from panelled bath with shower over and glass screen, vanity unit with built in ceramic basin and low flush WC. Vinyl flooring with chrome heated towel rail and frosted uPVC window.

GARAGE
Offering that extra secure storage we all crave or further off road parking with power and lighting with up and over garage door.

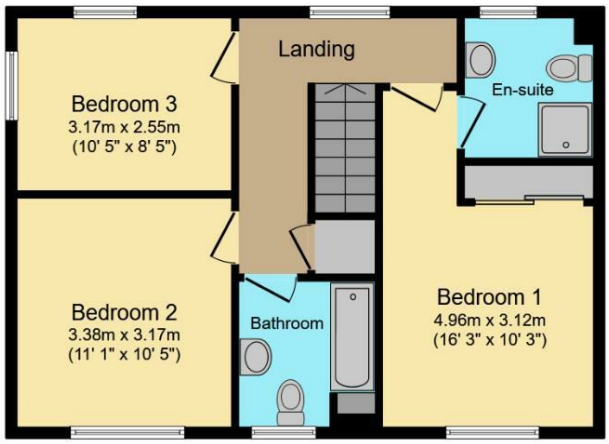
EXTERIOR
The property boasts great kerb appeal. To the front is an easy to maintain front garden area, with large tarmac driveway providing ample off road parking leading to the garage and front entrance. Slabbed pathway leading down the side of the property to the enclosed rear garden.

To the rear of the property is a large splendid garden area. Featuring a slabbed patio area perfect for seating for relaxing or entertaining in the summer months. Further good size lawn area surrounded by wooden fencing and brick wall.

Floorplan



Ground Floor



First Floor

Total floor area: 115.4 sq.m. (1,242 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

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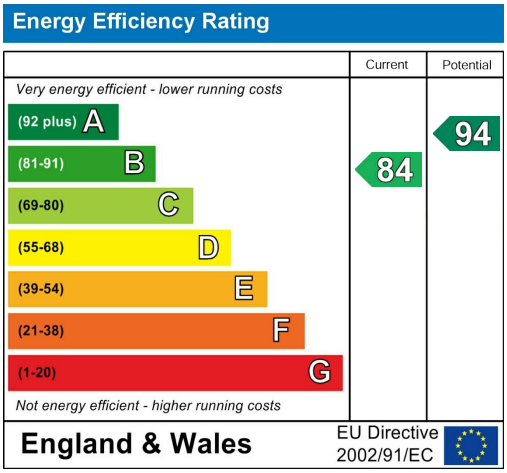


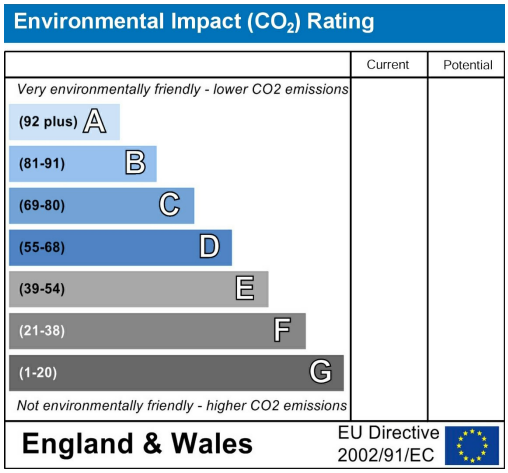







Energy Efficiency Graph

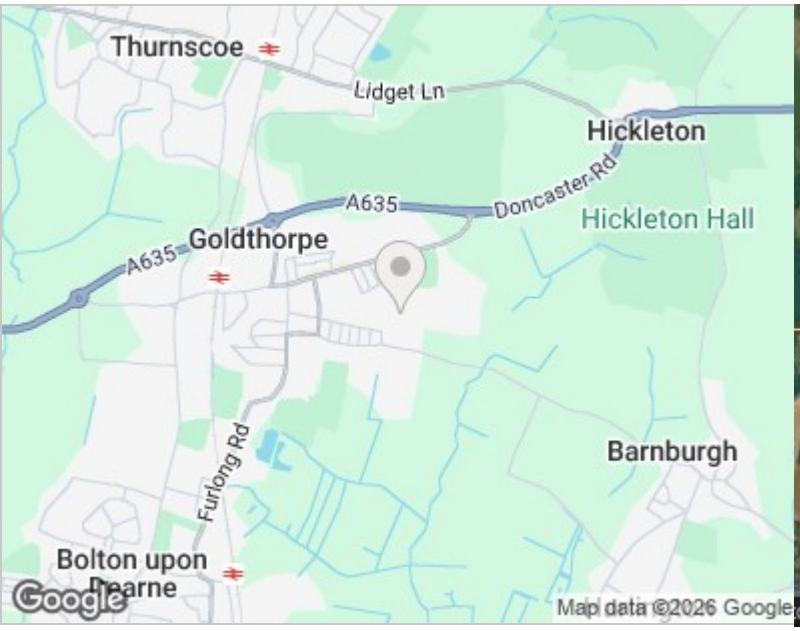




Viewing

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





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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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