

**FOR SALE**



**Mulberry Close, Goldthorpe**  
**Guide Price £290,000**

  
**MARTIN & CO**



## Mulberry Close, Goldthorpe

4 Bedrooms, 2 Bathroom

Guide Price £290,000

- Detached house
- Four bedrooms
- En suite
- Drive and garage
- Conservatory

GUIDE PRICE £290,000 - £300,000. Tucked away in a quiet residential cul-de-sac, Mulberry Close occupies an excellent position, with a well-maintained green space running alongside the property. This four-bedroom detached home has been thoughtfully updated by the current owners in recent years and now offers a move-in ready option for anyone seeking a well-proportioned family home with practical living space, modern upgrades, and a generous rear garden. Recent improvements include a full replacement of windows within the last year, as well as a reconfigured internal layout to create a larger kitchen – a key difference from the original design. The house sits on a block-paved driveway that provides off-road parking and leads to an integral garage. The front of the property offers a neat and low-maintenance first impression, and the neighbouring green space gives an added sense of openness that's often hard to find in similar developments.

Inside, the ground floor is well planned and offers a mix of formal and relaxed spaces. The standout feature is the redesigned breakfast kitchen – now extended from the original layout to offer more room for everyday use. Fitted with a range of contemporary wall and base units, the kitchen includes integrated appliances, ample worktop space and room for a



breakfast table. Its size and design make it a genuinely useful family space, ideal for cooking, eating, and spending time together.

From the hallway, a downstairs WC adds convenience, while the main lounge/dining area runs the full depth of the house. A feature fire surround provides a central focus in the lounge area, while patio doors at the rear open directly into the conservatory. This space connects the main living areas with the garden and offers an extra sitting area, perfect for quiet evenings or enjoying the outlook over the garden.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. Two of these have fitted wardrobes, and the main bedroom also benefits from a recently refitted en-suite shower room. Neutral finishes throughout the bedrooms allow for easy personalisation. The family bathroom has also been updated, with a clean and modern three-piece suite that includes a panelled bath, wash basin and WC.

The rear garden is another highlight of the property. Enclosed and well structured, it includes a decked seating area directly off the house, with steps leading

down to a lawn and further areas laid with gravel and block paving. A built-in barbeque and patio space make this garden especially practical for summer entertaining, and its layout balances both function and style without requiring excessive maintenance.

In terms of location, Mulbery Close sits within Thurnscoe, a well-connected area with a range of everyday amenities nearby. Local shops, takeaways and services are within walking distance, and larger supermarkets – including Tesco and Aldi – can be found in nearby Goldthorpe and Wath-upon-Dearne. Commuters will find excellent access to major routes including the Dearne Valley Parkway, the A635 and the A1(M), making journeys across South Yorkshire and beyond straightforward.

For those using public transport, Goldthorpe train station is under a mile away and provides regular direct services to Sheffield, Doncaster, Leeds and beyond. There are also regular bus routes operating through the area, giving further flexibility for travel. Families will also benefit from the selection of schools nearby. The Hill Primary Academy and Astrea



Academy Dearne are both within easy reach and serve the local area, making school drop-offs simple and accessible.

Overall, Mulbery Close combines modern interior upgrades with a flexible and practical layout, a quiet cul-de-sac setting, and excellent transport links. The reworked kitchen, updated bathrooms and private garden all contribute to a home that is ready to move into while offering space to grow.

**INNER HALL** A central hallway which has coving the ceiling. With a spindled staircase rising to the first floor landing. With Karndean flooring and access to the ground floor accommodation.

**BREAKFAST KITCHEN** Having an extensive range of fitted wall and base units in high gloss cream, wall units include underlighting. Base units are set beneath contrasting worktops which include a one and a half bowl sink, integrated fridge freezer, dishwasher, eye

level oven and integrated microwave. There is an extended worktop with breakfast bar, induction hob with extract hood above. Downlights to the ceiling, tiled splash backs and Karndean flooring. A courtesy door gives access to the garage, side facing entrance door, two front facing windows and one side facing window.

**CLOAKROOM** With coving to the ceiling and a white two piece suite which comprises of a low flush w.c, wash hand basin, tiled splash back, Karndean flooring and side facing window.

**LOUNGE / DINING ROOM** A generous size reception room having coving to the ceiling. The focal point of the room is feature fire surround which houses the living flame gas fire. With 2 wall light points, the lounge area has a rear facing window, the dining room area has patio doors which lead into the conservatory.

**CONSERVATORY** Over looking the beautifully maintained garden with laminate flooring, French doors

open onto the garden with side and rear facing windows.

**LANDING** With coving to the ceiling and spindled balustrade. A useful airing cupboard, loft access and side facing window.

**BEDROOM ONE** A double size room with fitted wardrobes to two wall and front facing window.

**EN SUITE SHOWER ROOM** Having a white three piece suite which comprises of a vanity wash hand basin, low flush w.c, shower cubicle, tiling to the walls, extractor fan, downlights to the ceiling and front facing window.

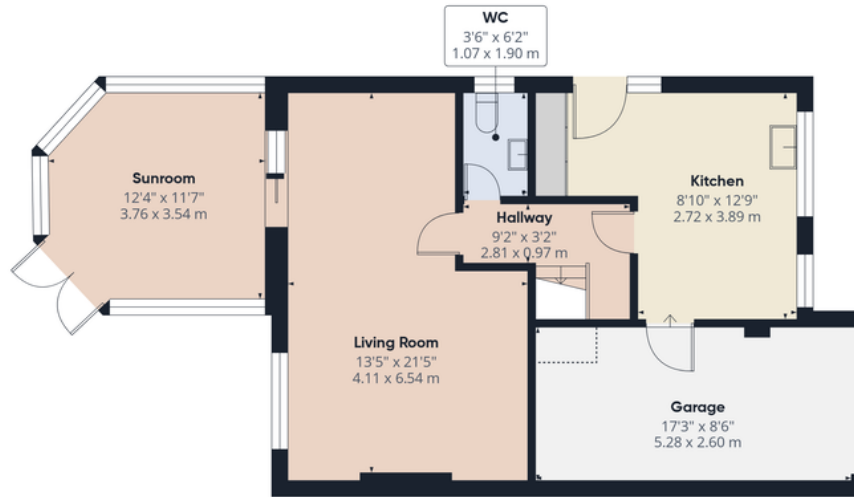
**BEDROOM TWO** A double size room which has fitted wardrobes to one wall and rear facing window.

**BEDROOM THREE** A double size room which has a rear facing window.

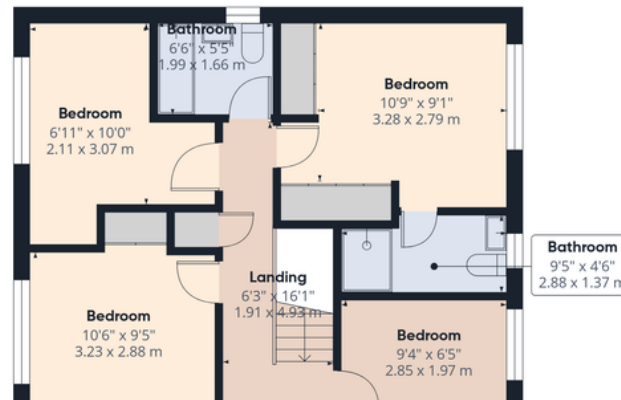


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>

1308 ft<sup>2</sup>  
121.5 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA  
T: 01709 544982 • E: rotherham@martinco.com

# 01709 544982

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.