



# Pearwood Close, Goldthorpe, S63 9GU

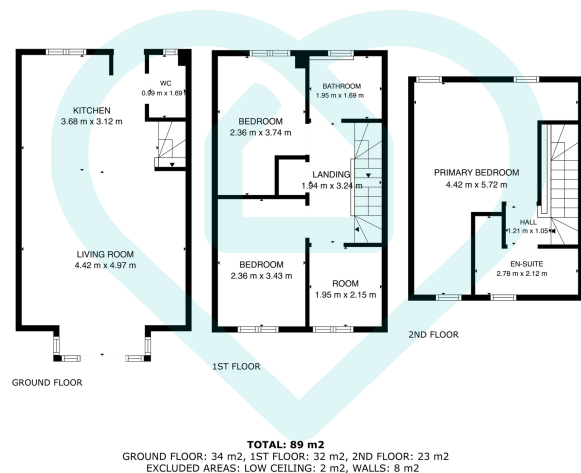
£200,000

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A beautifully proportioned four-bedroom semi-detached home offering versatile three-storey accommodation, with an impressive open-plan kitchen/living space, four well-proportioned bedrooms, two bathrooms and a useful ground-floor WC. This attractive home is ideally suited to modern family life, providing an excellent balance of generous living accommodation and private bedroom space across three floors. The layout is particularly appealing for families, with the principal bedroom occupying the entire second floor and benefiting from its own en-suite facilities. The property offers a wonderfully versatile arrangement, designed with modern living in mind. On entering, the ground floor immediately impresses with its substantial open-plan kitchen and living area, creating a fantastic central hub for the home. With plenty of space for both comfortable seating and dining, this is an ideal environment for relaxing with family, entertaining friends or simply enjoying everyday life. The upper floors provide a clear separation between living and sleeping accommodation, making the property particularly practical for a growing family. The first floor offers three bedrooms alongside the family bathroom, providing flexibility for children, guests, a home office or hobbies. The fourth bedroom could equally be adapted according to the individual needs of the new owners. Occupying the whole of the second floor, the exceptionally generous principal bedroom creates a private retreat away from the rest of the household. Measuring approximately 19'0" x 14'7", there is ample room for a large bed, extensive bedroom furniture and potentially a dedicated dressing or relaxation area. The addition of a private en-suite shower room further enhances this impressive suite. The combination of excellent proportions, flexible accommodation and a contemporary open-plan living arrangement makes this an appealing home for a wide range of buyers. Whether you are looking for additional space for a growing family, require dedicated rooms for home working or simply want a property that offers room to adapt as your lifestyle changes, this home provides an excellent opportunity. With approximately 1,019 sq ft of accommodation arranged over three floors, this is a home that offers considerably more space and flexibility than may initially be apparent. Early viewing is strongly recommended to fully appreciate the generous accommodation, thoughtful layout and excellent family appeal this property has to offer. Goldthorpe is a well-established village situated within the

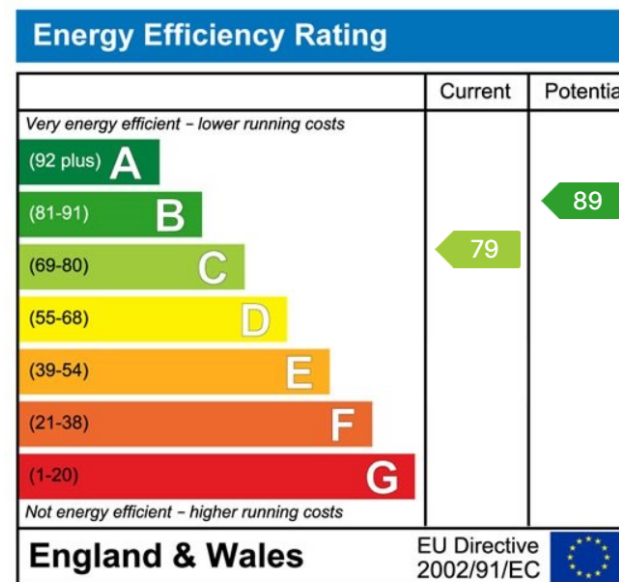




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Four-bedroom semi-detached home arranged over three spacious floors
- Impressive open-plan kitchen/living area
- Spacious principal bedroom with private en-suite
- Situated in the popular Dearne Valley village of Goldthorpe
- Close to local amenities, schools, shops and countryside
- Generous 1,019 sq ft of versatile family accommodation
- Four well-proportioned bedrooms, offering excellent flexibility
- Ideal layout for modern family living and entertaining
- Excellent road links to Barnsley, Rotherham and Doncaster
- Viewing highly recommended



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