HUNTERS®

HERE TO GET *you* THERE



Rosefinch Road

Goldthorpe, Rotherham, S63 9FS

Offers In Excess Of £265,000

3 2 2 B

- THREE BEDROOM DETACHED, NEWLY BUILT PROPERTY
- ENCLOSED WELL LANSCAPED REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING: B
- OFF ROAD PARKING WITH DRIVE AND GARAGE
- ADDED SUMMER HOUSE
- GENEROUS DIMENSIONS THROUGHOUT
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND: C

Tel: 01709 894440

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Nestled on the charming Rosefinch Road in Goldthorpe, Rotherham, this newly built detached family home offers a perfect blend of modern living and comfort. With three spacious bedrooms, this property is ideal for families seeking room to grow. The generous reception room provides a welcoming space for relaxation and entertaining, while the two well-appointed bathrooms ensure convenience for all.

The home boasts off-road parking, featuring a large driveway and a garage, making it easy to accommodate your vehicles. The enclosed rear garden is a true highlight, beautifully landscaped and complete with a delightful summer house, perfect for enjoying sunny afternoons or hosting gatherings.

Inside, the property is finished to a high standard with modern fixtures and fittings throughout, ensuring a contemporary lifestyle. The generous dimensions of the rooms create an airy and inviting atmosphere, making it a pleasure to call this house your home.

Conveniently located, this property is close to all local amenities, providing easy access to shops, schools, and recreational facilities. Additionally, its excellent transport links make commuting a breeze, connecting you to nearby towns and cities.

This stunning family home on Rosefinch Road is not to be missed. It offers a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living.

Entrance Hall
Stepping through a 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, Amtico flooring, wall mounted radiator and doors leading to the Kitchen/Diner, living room and downstairs WC.

Downstairs WC
A handy addition to any busy household is the generously sized downstairs WC. Comprising of low flush WC, floating vanity unit with built in wash hand basin and UPVC frosted window to the front. Partially tiled walls with Amtico flooring.

Living Room
11'1" x 15" (3.38m" x 4.57m')
A sleek living space filled with plenty of natural sources of light through a large uPVC window to the front creating the perfect place to entertain family and friends. Comprising of neutral décor with carpet flooring, wall mounted radiator and aerial point in place.

Open plan, kitchen/diner/family room
18'11" x 17'10" (5.77m" x 5.44m")
Adding wow factor to this stunning property is the extended well designed, modern kitchen/diner/family room. Spanning a large length of the property giving plenty of space for a large dining table and chairs as well as a further sofa for a snug area. Benefiting an array of hunters green wall and base units providing plenty of storage with complimentary work surface over. Comprises of stainless steel sink, drainer and matching mixer tap, integrated double electric oven, five ring gas hob and extractor fan over, integrated fridge freezer and combi boiler located in the corner. Beautiful easy to clean Amtico 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 electric blinds and French doors leading out into the beautiful enclosed garden creating the perfect room to sit and enjoy and family meal.

Landing
The spacious layout continues, from landing doors lead to all three bedrooms, family bathroom and handy storage cupboard. Having carpet flooring and neutral décor with access to loft.

Master Bedroom
10'5" x 10'11" (3.18m" x 3.33m")
A stunning master suite, filled with natural light from the front facing uPVC window. Boasting plenty of room for bedroom furniture with built in wardrobes providing that extra storage we all crave, neutral décor, aerial point, wall mounted radiator, carpet flooring and door leading to the en suite shower room.

En-suite
6'10" x 6'2" (2.08m" x 1.88m")
Generously sized shower room having tiles to the walls in serene tones. Comprising glass shower cubicle, vanity unit with built in white ceramic sink, low flush WC, heated towel rail, frosted uPVC window to the side elevation and extractor fan in place.

Bedroom Two
10'1" x 8'7" (3.07m" x 2.62m")
A further good sized double bedroom, comprising of carpet flooring, wall mounted radiator, aerial point and uPVC window to the rear elevation.

Bedroom Three
8'4" x 8'8" (2.54m" x 2.64m")
A good sized third bedroom or ideal home office, comprising of neutral décor wall mounted radiator, carpet flooring and uPVC window to the rear elevation.

Family Bathroom
8'1" x 6'5" (2.46m" x 1.96m")
A contemporary and serene family bathroom, perfect spot to relax and unwind. Benefitting from panelled bath, vanity unit with built in ceramic basin, low flush WC and glass shower cubical. Chrome heated towel rail, tiled walls for easy clean and frosted uPVC front facing window.

Exterior
The property oozes 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 with access to rear garden if needed. Slabbed pathway giving access to the front entrance.
To the rear of the property is a splendid enclosed garden. Featuring a slabbed patio area to sit and unwind in the summer months. Lawn area providing a space the kids can enjoy surrounded by wooden fencing, raised flower bed with decorative pebbles and the fantastic bonus of the summer house and wooden shed in place for even further storage.

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

Floorplan

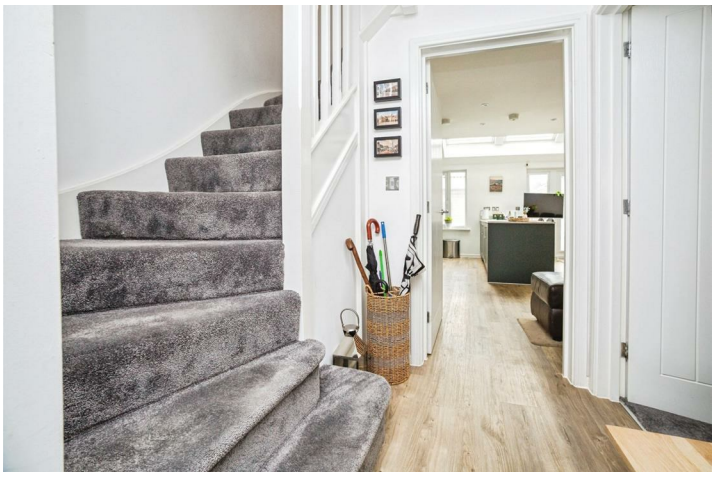

GARAGE
KITCHEN/DINER/FAMILY ROOM
ENTRANCE HALL
LIVING ROOM
WC
BEDROOM 2
BEDROOM 3
LANDING
ENSUITE
WARDROBE
STORAGE
BATHROOM
MASTER BEDROOM
HUNTERS
TOTAL FLOOR AREA : 1219 sq.ft. (113.3 sq.m.) approx.

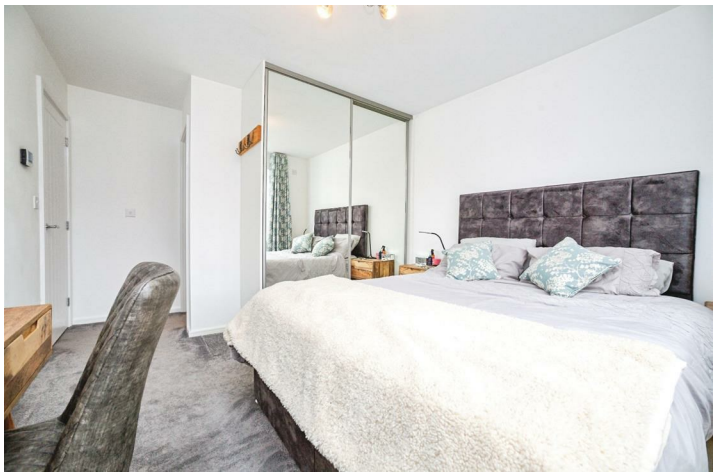










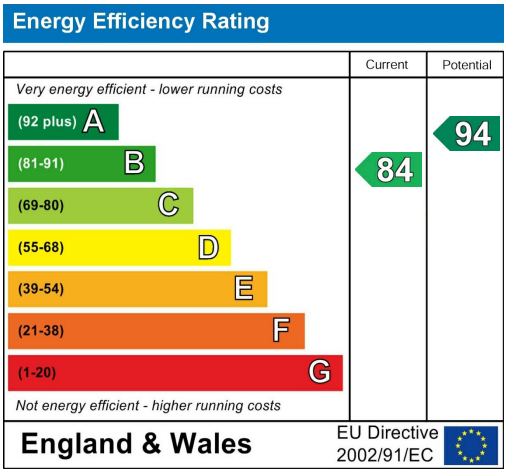



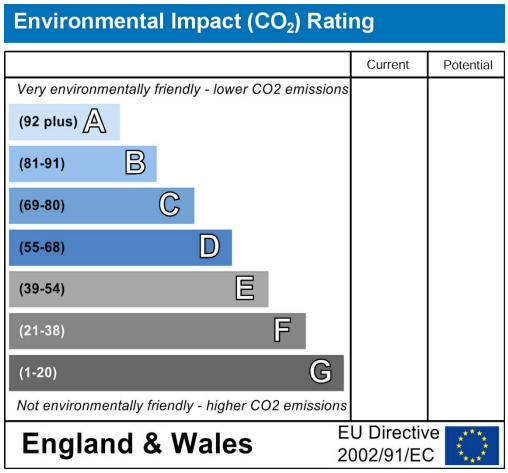






Energy Efficiency Graph





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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The Property Ombudsman