



Highgate Lane

Goldthorpe, Rotherham, S63 9BA

Guide Price £230,000 - £240,000

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- THREE BEDROOM DETACHED BUNGALOW
- OFF ROAD PARKING WITH DRIVE AND GARAGE
- GENEROUS DIMENSIONS THROUGHOUT
- GOOD TRANSPORT LINKS
- EPC RATING D
- NO UPWARD CHAIN
- ENCLOSED FRONT AND REAR GARDENS
- CLOSE TO ALL LOCAL AMENITIES
- GCH / DG
- COUNCIL TAX BAND C

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Nestled in the charming area of Highgate Lane, Goldthorpe, Rotherham, this delightful three-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With no upward chain, this property is ready for you to move in and make it your own.

The bungalow boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen is complemented by a conservatory, which invites natural light and offers a lovely view of the well-maintained gardens that grace both the front and rear of the property. These outdoor spaces are perfect for enjoying the fresh air or tending to your gardening interests.

The three bedrooms are generously sized, ensuring that there is plenty of room for family or guests. The bathroom is conveniently located, catering to the needs of the household.

For those with vehicles, the property features off-road parking, including a drive and a garage, ensuring that parking is never a concern.

Situated close to local amenities, this bungalow benefits from excellent transport links, making it easy to access nearby towns and cities. Whether you are looking for a peaceful retreat or a family home, this property offers a perfect blend of comfort and convenience. Do not miss the chance to view this lovely bungalow in a sought-after location.

Entrance Hall

Via a uPVC door with decorative glass panels opens to the roomy entrance hall, ideal for coats and shoes, with neutral décor, wall mounted radiator, carpet to floor, door leading to bedroom two with further double doors opening to the living room.

Bedroom Two

A spacious double bedroom, filled with natural light from a uPVC front facing window, having ample space to add storage and furniture, with neutral décor, carpet to floor and wall mounted radiator to finish.

Living Room

The real hub of the home is the expansive living room, having a coal effect electric fire and surround to the centre, giving this room not only a focal point but a cosy feel, filled with natural light from a large uPVC front facing window, decorated in neutral tones with carpet to floor, wall mounted radiator, aerial point in place and further doors leading to hall and double doors in to the dining room / conservatory.

Dining Room

Great space to entertain family and friends with plenty of room to hold a dining table, the dining room also opens to the conservatory making this a spacious open plan style room, currently with neutral décor, wooden floor that flows to the conservatory area, wall mounted radiator and door way to the kitchen.

Conservatory

Overlooking the stunning rear garden the conservatory adds a further sitting area for you to enjoy, with windows facing the side and rear with uPVC French doors opening on to rear decking and wall mounted radiator making this a space you can enjoy all year round.

Kitchen

The well designed kitchen has an array of wall and base units providing storage with contrasting marble effect work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven and grill as well as integrated electric hob and extractor fan over, space and plumbing for washing machine with uPVC window as well as door to the rear.

Hall

Hall having neutral décor, carpet to floor and doors leading to bedrooms one and three as well as shower room.

Bedroom One

The generously sized master bedroom has built in wardrobes providing that extra storage we all crave, with neutral décor, carpet to floor, wall mounted radiator and uPVC window to the side elevation.

Bedroom Three

Last but certainly not least is the roomy third bedroom, a smaller double room or great home office, with neutral décor, carpet to floor, wall mounted radiator and uPVC window to the rear.

Shower Room

Perfect spot to unwind and refresh is the modern shower room, with aqua panelled walls for easy clean, corner shower with vanity unit having sunken wash hand basin and low flush WC with wooden surround, the shower room is finished with a heated towel rail and frosted uPVC window to the rear.

Exterior

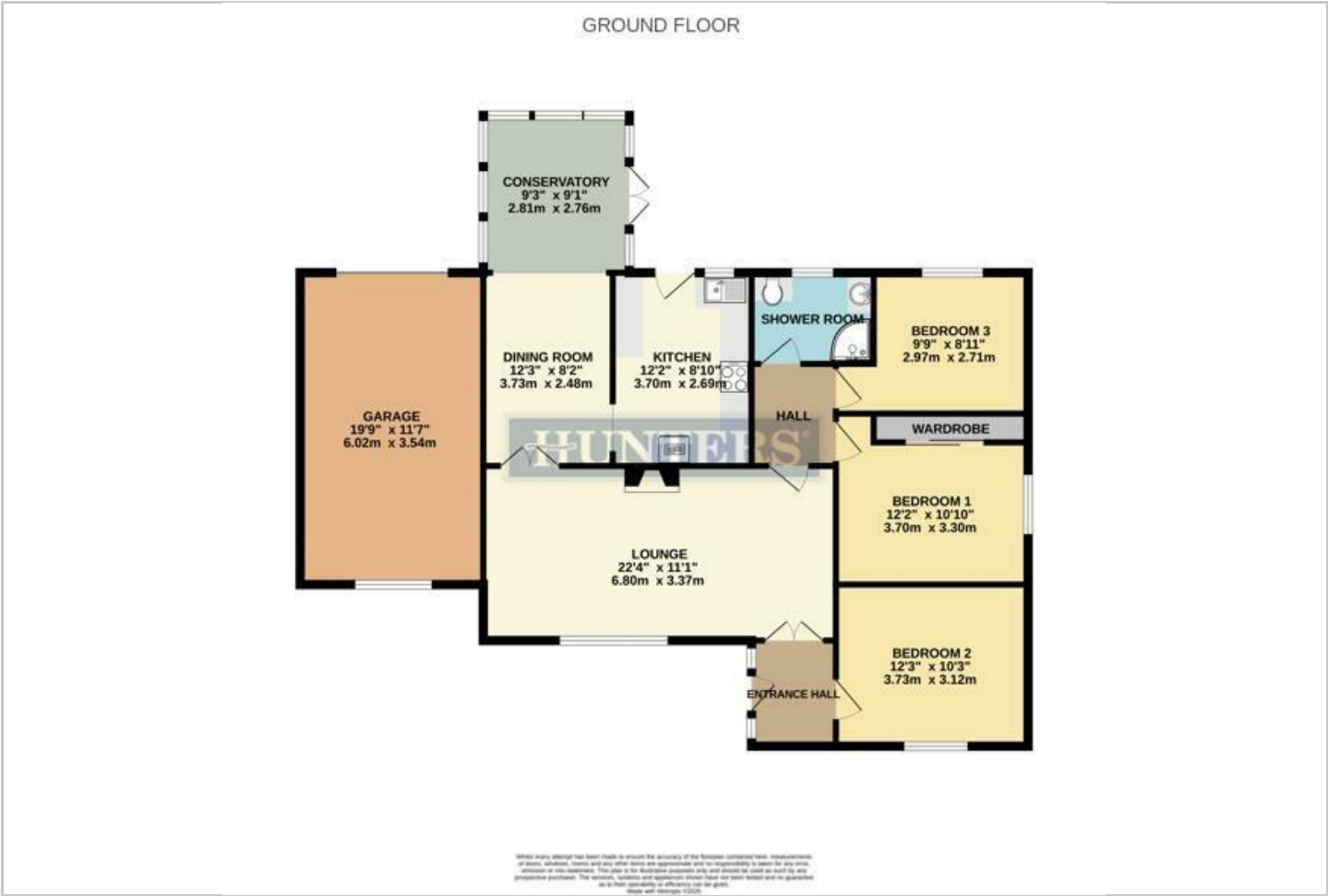
The front of this property oozes kerb appeal, surrounded by a wall topped with iron fencing for privacy, decorative paved path gives way to front entrance while a well maintained lawn sits to either side with established plants and shrubs to the borders adding to the beauty of the space, access to the side and rear elevation can be gained if needed.

At the rear is a stunning enclosed garden. There is a raised decked area making this a great seating spot to enjoy the summer months. This area gives access to the kitchen and conservatory. There are steps leading to the lawn. Beautiful plants and shrubs border the lawn giving splashes of colour throughout the seasons. A pathway leads to the paved driveway. Iron gates are at the access to the property. The garage is located at the end of the paved driveway.

Garage

The garage can be accessed via electric up and over doors, providing more off road parking or further storage space, having power and lighting with uPVC window to the front.

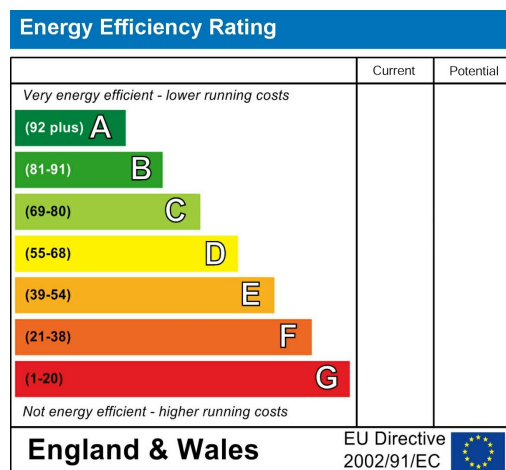
Floorplan







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





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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