



## Rosefinch Road

Goldthorpe, Rotherham, S63 9FS

Offers Over £260,000



- THREE BEDROOM, NEWLY BUILT DETACHED FAMILY HOME (3 YRS OLD) with NHBC warranty included
- NEWLY LANDSCAPED, ENCLOSED REAR GARDEN
- MODERN FIXTURE AND FITTINGS WITH BESPOKE SHUTTERS TO WINDOWS IN FRONT AND KITCHEN
- LVT FLOORING LAID ON GROUND LEVEL
- EPC RATING B
- OFF ROAD PARKING WITH LARGE DRIVE, DETACHED GARAGE AND EV WALL CHARGER
- SUMMER HOUSE
- GENEROUS DIMENSIONS THROUGHOUT
- GCH/DG
- COUNCIL TAX BAND C

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Nestled in the desirable area of Goldthorpe, Rotherham, this stunning three-bedroom detached house, built in 2022, offers a perfect blend of modern living and comfort. The property boasts a spacious reception room, ideal for both relaxation and entertaining, alongside three well-proportioned bedrooms that provide ample space for family or guests.

The two contemporary bathrooms are fitted with stylish fixtures, ensuring convenience and luxury for everyday living. The house is set within a popular new build estate, making it an attractive option for those seeking a vibrant community atmosphere.

One of the standout features of this property is the generous off-road parking, which includes a large driveway and a detached garage, providing secure storage and easy access. The beautifully, newly done landscaped enclosed rear garden is a true gem, complete with a charming summer house, perfect for enjoying the outdoors during warmer months or for use as a tranquil retreat.

With modern fixtures and fittings throughout, this home is designed for comfortable living, offering generous dimensions that cater to a variety of lifestyles. Additionally, its prime location ensures that all local amenities are within easy reach, making it an ideal choice for families and professionals alike.

This property is a remarkable opportunity for anyone looking to invest in a new build home that combines style, space, and convenience in a sought-after area. Don't miss the chance to make this beautiful house your new home.

### 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, LVT parquet style flooring, wall mounted radiator and doors leading to the Kitchen/Diner, living room and downstairs WC.

### Downstairs WC

6'00" x 3'02" (1.83m" x 0.97m")

A handy addition to any busy household is the generously sized downstairs WC. comprising of low flush WC, wash hand basin and UPVC frosted window to the front.

### Living Room

11'1" x 15'0" (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 with fitted wooden shutters, creating the perfect place to entertain family and friends. Comprising of neutral décor with feature wall, carpet flooring, wall mounted radiator and aerial point in place.

### Kitchen/Diner

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, 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 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 dish washer, integrated fridge freezer. Beautiful easy to clean LVT flooring with wall mounted radiator and large pantry/Utility space located to the side with plumbing and space for washing machine. Being filled with natural light provided by uPVC windows, skylights and French doors leading out into the beautiful newly landscaped 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 storage cupboard. Having carpet flooring and neutrally decorated.

### Master Bedroom

10'05" x 10'11" (3.18m" x 3.33m")

A stunning master suite, filled with natural light from the front face uPVC window and added wooden shutters, 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.

### En-suite

6'10" x 6'03" (2.08m" x 1.91m")

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, 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 comprising of neutral décor wall mounted radiator, carpet flooring and uPVC window to the rear elevation.

### Bathroom

8'02" x 6'04" (2.49m" x 1.93m")

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. Vinyl wood effect flooring with chrome heated towel rail, splash back tiles to walls 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 need, at the front a steps give way to front entrance.

To the rear of the property is a splendid, newly landscaped enclosed garden, featuring a large anti-slip slabbed area perfect for entertaining in the summer months. and a newly laid Astro turf centre giving not only a feature but a space the kids can enjoy surrounded by wooden fencing, raised flower bed with decorative pebbles and the fantastic bonus of the summer house.

### Summer House

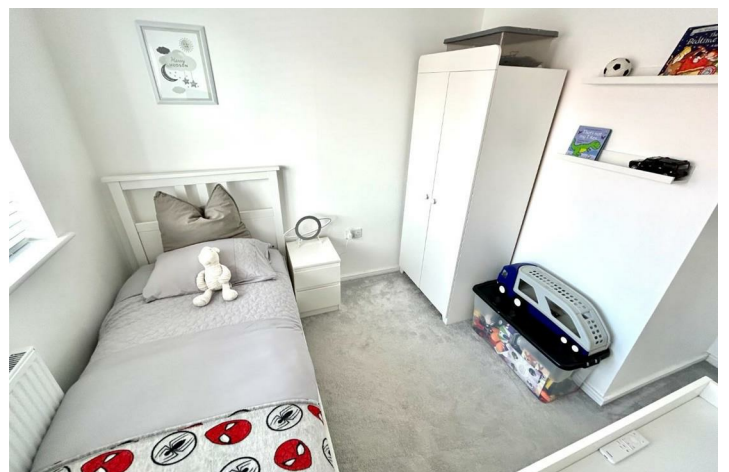
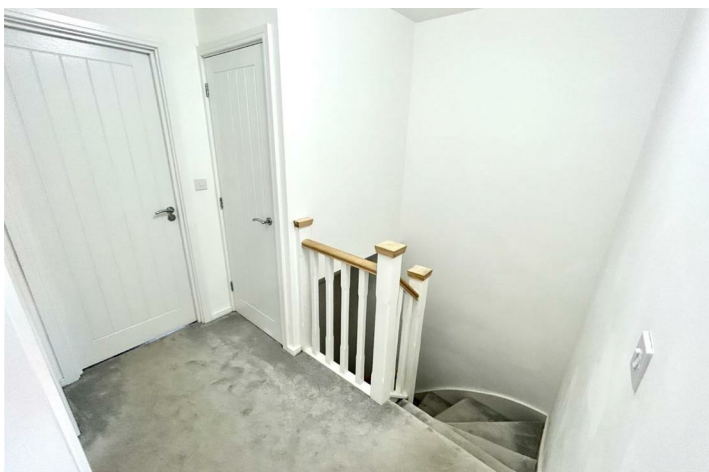
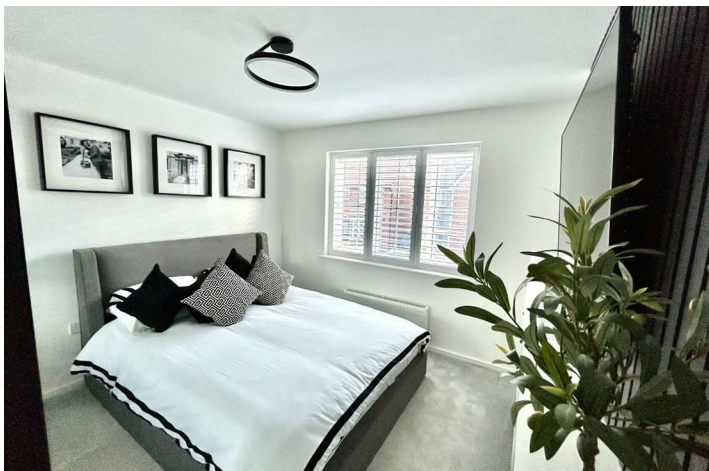
Adding even further wow factor the summer house resembles a lodge, wooden built with double doors opening into the space, with wall to floor windows over looking the whole garden, plastered walls that are neutrally decorated, laminate flooring and having power and lighting to finish, this summer house could be anything your family would need.

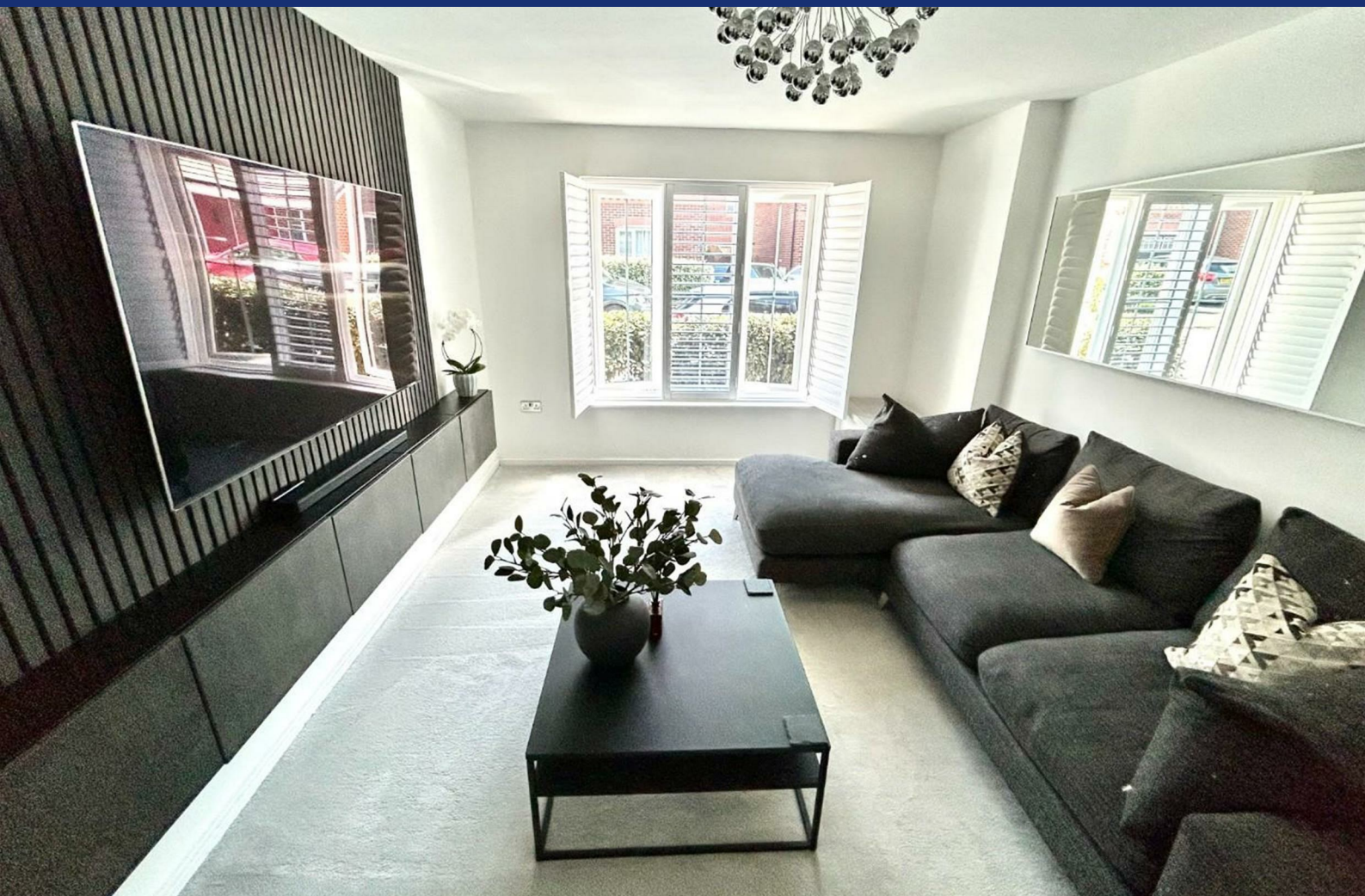
### Garage

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

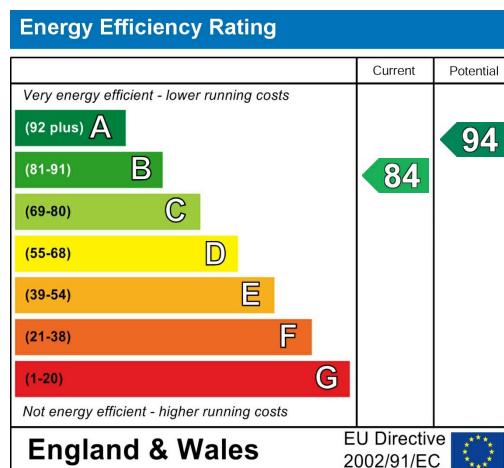
Floorplan







## 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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