



Barnburgh Lane

Goldthorpe, S63 9NT

Offers In The Region Of £220,000

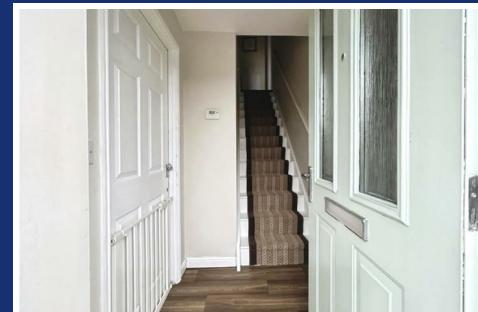


- THREE BEDROOM DETACHED FAMILY HOME
- WELL MAINTAINED ENCLOSED REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- GENEROUS DIMENSIONS THROUGHOUT
- EPC RATING TBC
- OFF ROAD PARKING WITH DRIVE
- FIELD VIEWS TO THE FRONT
- EXTENDED KITCHEN/DINER
- GCH / DG
- COUNCIL TAX BAND C

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Nestled on Barnburgh Lane in the charming area of Goldthorpe, this delightful three-bedroom detached family home offers a perfect blend of modern living and comfort. Built in 2013, the property spans an impressive 807 square feet and boasts generous dimensions throughout, making it an ideal choice for families seeking space and style.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The converted garage serves as a versatile second reception area, the front section is still in place which can also be used for storage, catering to all your family's needs. The home features two well-appointed bathrooms, ensuring convenience for all residents.

The property is enhanced by modern fixtures and fittings, which add a contemporary touch to the overall aesthetic. The enclosed, well-landscaped rear garden is a true highlight, offering a serene outdoor space for children to play or for hosting summer gatherings. Additionally, off-road parking is available, providing ease and security for your vehicles.

One of the standout features of this home is the lovely field views to the front, creating a peaceful atmosphere while still being close to all local amenities. With shops, schools, and parks just a stone's throw away, this property is perfectly situated for family life.

In summary, this three-bedroom detached house on Barnburgh Lane is a wonderful opportunity for those looking to settle in a friendly community, combining modern comforts with the beauty of nature. Don't miss the chance to make this lovely home your own.

Entrance Hall

Via a composite door this leads directly into the roomy entrance hall, ideal for coats and shoes, having uPVC window to the side elevation, wall mounted radiator, stairs leading to first floor landing and door opening to the living room.

Living Room

15'9" x 10'05" (4.80m" x 3.18m")

Step inside the spacious, modern, light and airy living room, having large uPVC window to the front filling the room with natural light, with wooden flooring, decorative electric fire to give a focal point to this space, aerial point in place, under stairs storage, wall mounted radiator and door leading to the extended kitchen/diner

Kitchen / Dining Room

23'05" to 13'5" x 10'2" to 7'8" (7.14m" to 4.09m" x 3.10m" to 2.34m")

The real hub of the home is the extended kitchen/diner, having an array of wall and base units in a olive green providing storage, contrasting work surface over, stainless steel sink, drainer and mixer tap, integrated electric oven and gas hob with extractor fan over, space and plumbing for washing machine as well as dish washer, ample room for a dining table as well as an area for a second reception due to part of the garage been used to open this space further, with uPVC windows and French doors leading to garden really bringing the out doors in, wall mounted radiator and door leading to WC finishes this room.

Downstairs WC

3'2" x 5'4" (0.97m" x 1.63m")

A handy addition to any household this room comprising of low flush WC, wash hand basin and wall mounted radiator.

Landing

The spacious landing has a wall mounted radiator, access to loft hatch which is boarded for storage and has ladder to access, all doors lead to bedrooms and bathroom.

Master Bedroom

13'7" x 9'21" (4.14m" x 2.74m")

The generously sized master bedroom is beautifully presented, having neutral décor, wall mounted radiator, uPVC window to the front with lovely field views and door leading to the ensuite.

En-suite

9'16" x 3'9" (2.74m" x 1.14m")

The contemporary ensuite is a great space to relax in,

decorated in neutral tones with low flush WC, pedestal wash hand basin and shower unit, splash back tiles to walls, frosted uPVC window to the rear and wall mounted radiator.

Bedroom Two

13'6" x 11'4" to 7'3" (4.11m" x 3.45m" to 2.21m")

Another good sized double with with a feature uPVC window facing the front again with lovely views, neutrally decorated with wall mounted radiator to finish.

Bedroom Three

12'01" x 6'8" (3.68m" x 2.03m")

The third bedroom is a spacey single, smaller double or office as its currently used, with neutral décor, wall mounted radiator and uPVC window to the rear.

Family Bathroom

6'4" x 6'10" (1.93m" x 2.08m")

The family bathroom is the perfect spot to relax and unwind after a long day, comprising of three piece suite in white, with low flush WC, pedestal wash hand basin and bath, splash back tiles to walls, heated towel rail and uPVC frosted window to the rear.

Exterior

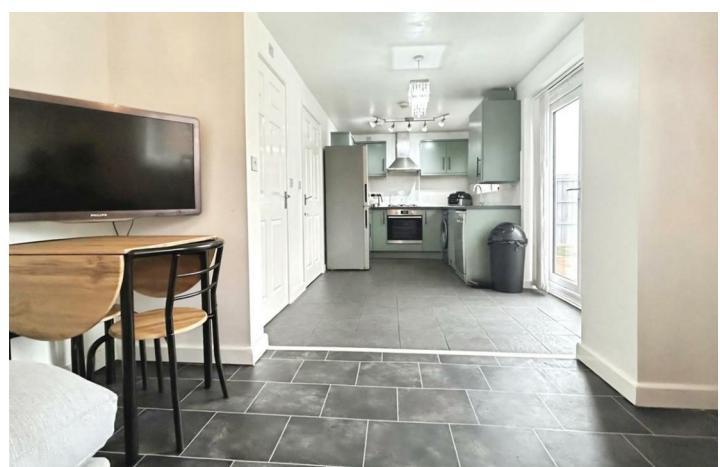
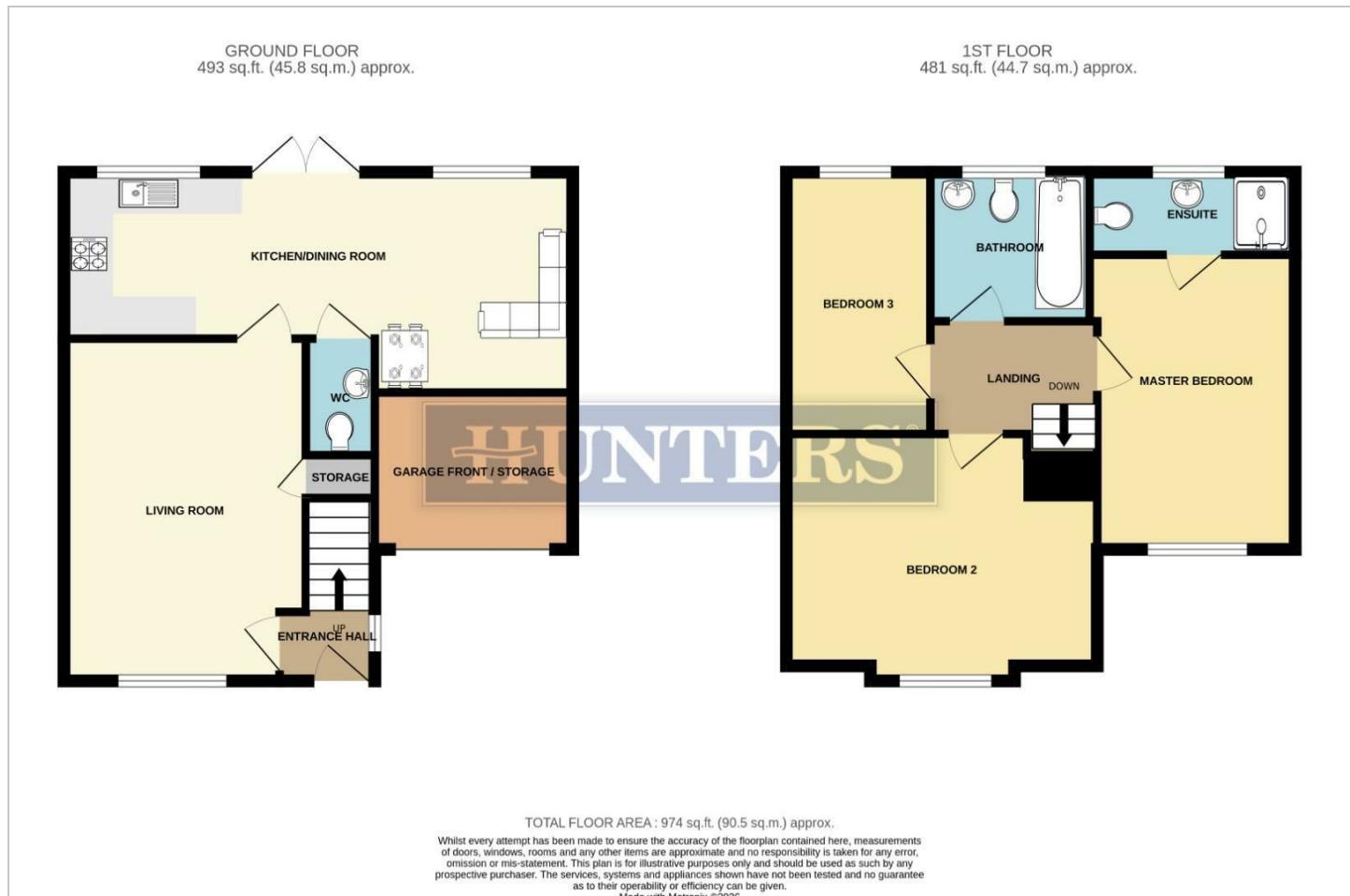
The front of the property is full of kerb appeal, having a well maintained tar mac drive leading to the garage front allowing for ample off road parking, a paved path gives way to front entrance and a decorative low maintenance pebble area sits to the side with some established plants and shrubs to the border adding a splash of colour.

Adding further wow factor of this already stunning home is the rear garden and all the work that has been done. The garden is in different sectors, the first area is paved ideal for seating and enjoying the warmer months, this then leads to a well maintained lawn with wooden built shed for storage, the final area is home to raised flower beds with established plants to add colour and beauty, the garden is a space all the family can enjoy, paths lead down the sides of the home to the front if needed.

Garage Front

The rear of the garage as been converted to provide extra space in the kitchen/diner, however the front of the garage area remains for storage and is access from the front via an up and over door.

Floorplan







Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

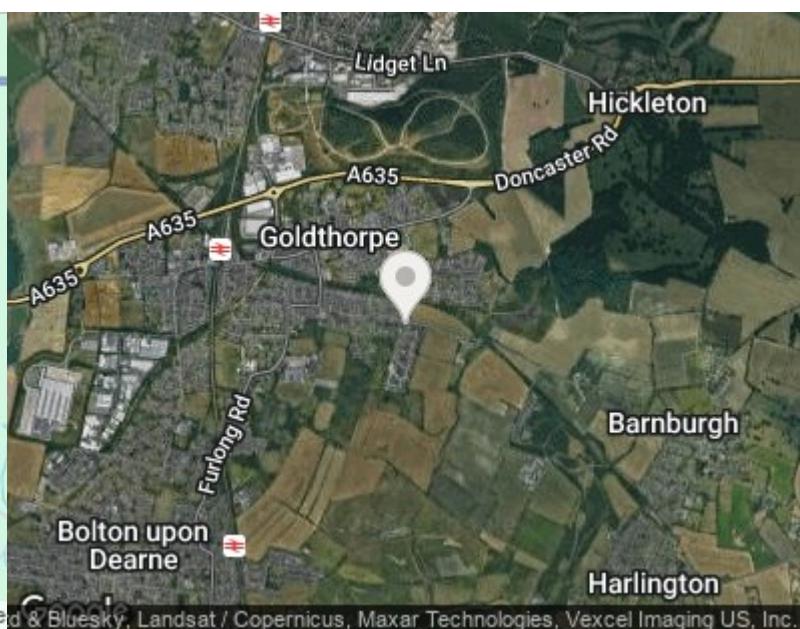
Viewing

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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