



## Rosefinch Road

Goldthorpe, Rotherham, S63 9FS

Offers In Excess Of £260,000



- THREE DOUBLED BEDROOM DETACHED PROPERTY
- AMPLE OFF ROAD PARKING WITH DRIVES AND GARAGE
- MODERN FIXTURE AND FITTINGS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES AND GOOD TRANSPORT LINKS
- EPC RATING B
- LOCATED ON POPULAR NEWER BUILD SITE
- ENCLOSED WELL MAINTAINED REAR GARDEN
- GENEROUS DIMENSIONS
- GCH / DG
- COUNCIL TAX BAND C

# Rosefinch Road

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Nestled in the newly developed estate of Goldthorpe, this exquisite three-bedroom detached house on Rosefinch Road is a remarkable opportunity for discerning buyers. Built in 2023, this modern property showcases stylish fixtures and fittings throughout, ensuring a contemporary living experience.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, featuring a large bay window that floods the room with natural light. The heart of the home is undoubtedly the expansive kitchen/diner, which spans a large dimension of the property. This area is perfect for both cooking and entertaining, equipped with integrated appliances, a central island, and French doors that open onto a large, enclosed private garden, enhanced by three skylights that add to the airy atmosphere.

The ground floor also includes a convenient downstairs WC, while the first floor boasts a generous landing leading to three well-proportioned bedrooms. The master bedroom benefits from a private ensuite, providing a touch of luxury, alongside a family bathroom that serves the other two bedrooms.

This property also features off-road parking and an integral garage, adding to the convenience of modern living. Located close to local amenities, including supermarkets, retail shops, and public houses, this home is surrounded by reputable schools and offers excellent transport links to Doncaster, Rotherham, Sheffield, and Barnsley. With easy access to the A1, M1, and M18, this location is ideal for commuters.

This stunning new build is not to be missed. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer. Call us now to arrange your visit!



### Entrance Hall

The composite front door opens into a traditional hallway with access to the Lounge, Kitchen/ Diner as well as the downstairs WC and stairs to the first floor, having neutral décor, newly laid vinyl to floor and wall mounted radiator to finish.

### Downstairs WC

3'1" x 6'8" (0.94m x 2.03m)

Handy addition to any busy house hold. The downstairs WC is fitted with a white low flush WC and a white wash hand basin, with wall mounted radiator and frosted uPVC window to the front.

### Lounge

10'1" x 18'5" including bay window (3.07m x 5.61m including bay window)

A calming yet very modern décor invites you into the Lounge to relax and enjoy the space, all lit by the bay uPVC window to the front, having aerial point in place, wall mounted radiator and added media wall giving a focal point to this space.

### Kitchen/Diner

17'3" x 14'3" narrowing to 9'11" (5.26m x 4.34m narrowing to 3.02m)

Adding further 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. 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 and its very own island on wheels bringing more to the table. Beautiful easy to clean vinyl flooring with wall mounted radiator and large pantry located to the side. Being filled with natural light provided by uPVC windows and French doors leading out into the beautiful enclosed garden creating the perfect room to sit and enjoy and family meal. Further internal doors open to a utility with space and plumbing for both washer and dryer with work surface over.

### Landing

Providing access to all bedrooms and the family bathroom as well as handy storage cupboard, the landing also has uPVC window to the rear as well as access to the loft which is partially boarded for extra storage and ladder in place.

### Master Bedroom

10'1" x 16'4" (3.07m x 4.98m)

The main bedroom is generously sized and has ample space for wardrobes as you enter the room with a uPVC window to the front, neutral décor, wall mounted radiator and door leading to the en-suite.

### Ensuite

6'3" x 6'5" (1.91m x 1.96m)

Great space to refresh, the en-suite comprises of low flush WC, pedestal wash hand basin and corner shower unit with wall mounted radiator and window to the rear finishing this room.

### Bedroom Two

9'9" x 11'2" (2.97m x 3.40m)

A lovely double room, beautifully presented with carpet flooring, wall mounted radiator and uPVC window to the front elevation.

### Bedroom Three

10'0" x 8'1" (3.05m x 2.46m)

Last but certainly not least this double room has a wall mounted radiator, carpet flooring and uPVC window to the rear.

### Family Bathroom

7'0" x 6'8" (2.13m x 2.03m)

The advantage of having a spacious bathroom suite means more time to relax and unwind, comprising of low flush WC, pedestal wash hand basin and bath with shower over and screen in place, decorated in neutral tones with splash back tiles to walls, heated towel rail and uPVC frosted window to the front elevation.

### Exterior

The front of this home oozes kerb appeal not only having well maintained driveways with room for three cars you also have the added bonus of a spacious garage and front lawn to add a splash of colour to this already impressive house, with pebbled borders and added plants to finish, access to front door is from the drive as well as access to the side of the home going to the rear if needed.

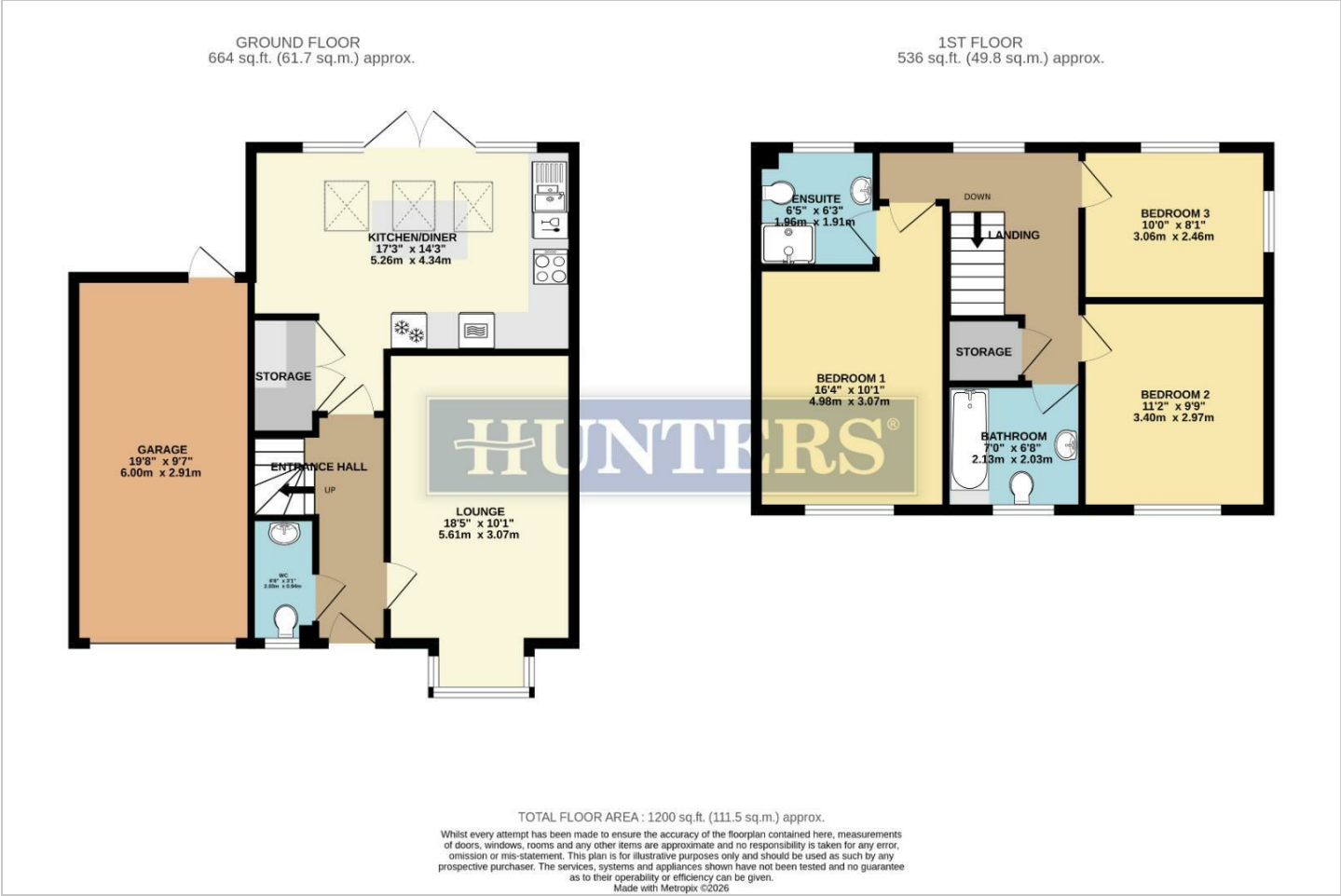
The enclosed rear garden offers a great space for play with its luscious lawned area then having newly laid porcelain slabs, making an ideal seating area for the alfresco dining. The patio leads around the side of the home so you can following the sun or find shade in the warmer months, with further uPVC door giving access to the rear of the garage.

### Garage

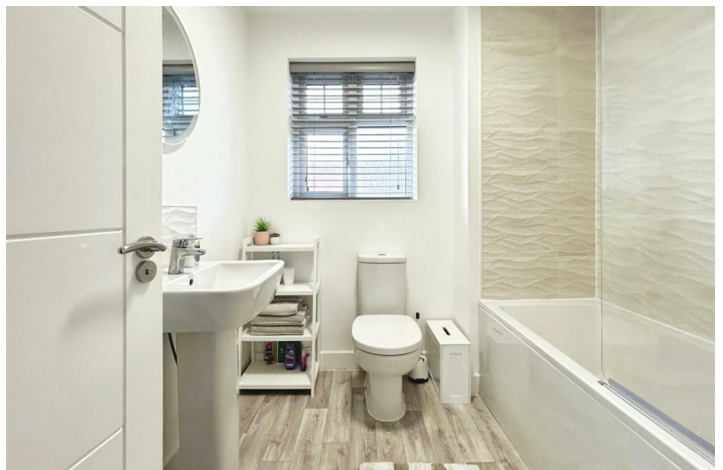
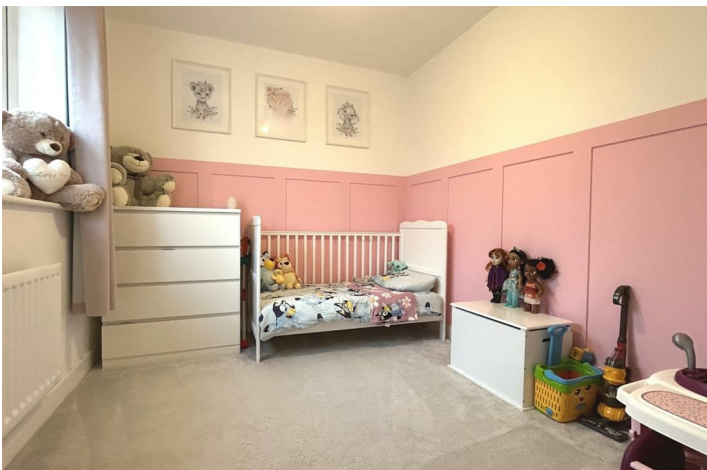
9'7" x 19'8" (2.92m x 5.99m)

Currently used as a home gym this impressive garage is larger than most, ideal for further off road secure parking, storage or even home office, access can be gained from the front via up and over door or from the garden, the garage also has power and lighting as well as been home to the property's combi boiler.

Floorplan



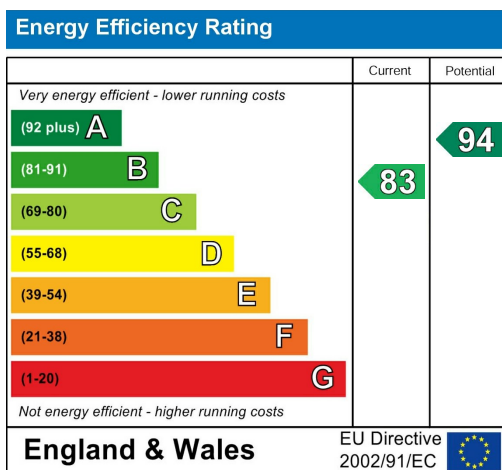








## Energy Efficiency Graph

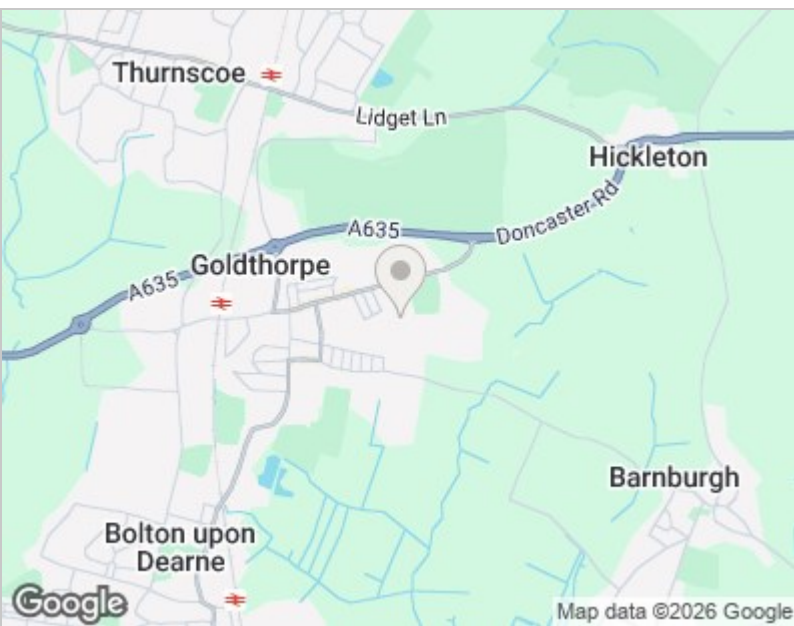


## Viewing

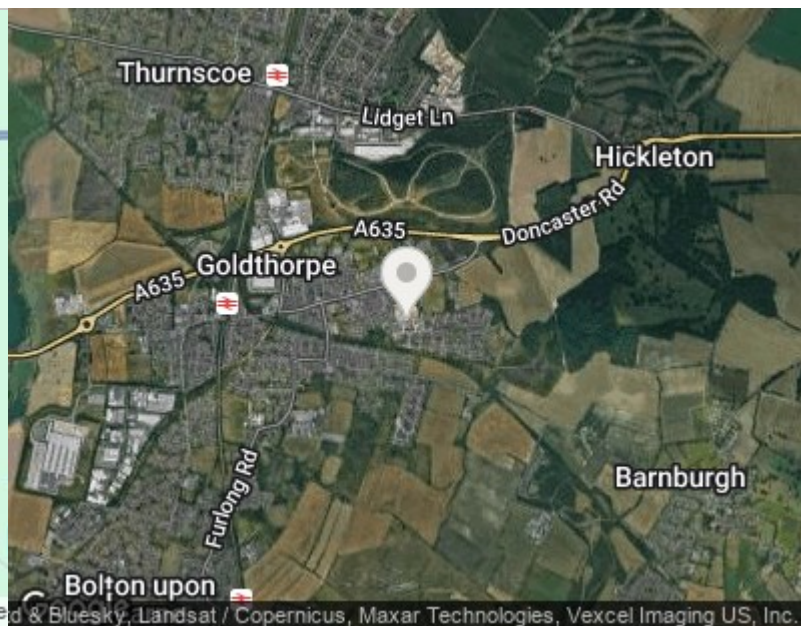
Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.



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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