

HUNTERS[®]

HERE TO GET *you* THERE



Cranwell Court

Goldthorpe, S63 9GA

Guide Price £200,000 to £210,000



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Entrance Porch

5'06" x 3'00" (1.68m" x 0.91m")

Via a blue composite door this leads into the roomy entrance porch ideal for coats and shoes, having uPVC window to the front, wall mounted radiator and door opening to the living room.

Living Room

14'1" x 10'06" (4.29m" x 3.20m")

Step inside the light and airy living room, having large uPVC window to the front filling this room with natural light, neutrally decorated for a relaxed feel with decorative gas fire in place giving the room not only a focal point but a cosy feel, wall mounted radiator and aerial point in place with door leading to stairs rising to first floor landing, access to garage and WC, open arch way then opens into the dining room.

Dining Room

9'02" x 8'02" (2.79m" x 2.49m")

Great space to entertain family and friends this room has ample space for a large dining table, having wall mounted radiator, stylish tiles to floor for easy clean, uPVC sliding doors to the conservatory and opening to the kitchen.

Kitchen

9'06" x 8'02" (2.90m" x 2.49m")

The modern fitted kitchen in white has an array of wall and base units providing storage, contrasting brown marble effect work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven and gas hob with extractor fan over, integrated fridge/freezer, splash back tiles to walls as well as matching stylish tiles to floor as the diner, with uPVC window and composite door leading to conservatory.

Conservatory

16'05" x 6'11" (5.00m" x 2.11m")

Great addition and adding a further space to this family home is the conservatory, with wooden flooring, electrical points, wall mounted radiator, plumbing for washer and uPVC windows as well as uPVC French doors to the rear really bringing the outdoors in making this a room you can enjoy all year round.

WC

5'02" x 3'00" (1.57m" x 0.91m")

Always handy for any busy household this room comprising of low flush WC, wash hand basin, wall mounted radiator and uPVC frosted window to the side elevation.

Landing

The spacious landing has a sweeping staircase with a large uPVC window to the side making this a feature while allowing in natural light, access to loft hatch loft is partially boarded, all doors then lead to bedrooms, family bathroom and airing cupboard.

Bedroom One

11'06" x 10'06" (3.51m" x 3.20m")

The generously sized master bedroom is flooded with natural light from two front facing uPVC windows, fitted wardrobes are in place providing that extra storage we all crave, beautifully presented with wall mounted radiator and door leading to the ensuite

Ensuite

7'07" x 4'03" (2.31m" x 1.30m")

Decorated to match the master the spacious ensuite comprises of shower unit, low flush WC and

wash hand basin with wall mounted radiator and uPVC frosted window to the front.

Bedroom Two

9'05" x 8'10" (2.87m" x 2.69m")

Another good sized double bedroom, again with built in wardrobe space and beautifully decorated, having wall mounted radiator and uPVC window to the rear.

Bedroom Three

9'10" x 8'10" (3.00m" x 2.69m")

Roomy single bedroom or ideal office/study, this room is neutrally decorated with wall mounted radiator and uPVC window to the rear.

Bathroom

6'03" x 5'01" (1.91m" x 1.55m")

Fully tiled for easy clean the family bathroom is the perfect spot to unwind, comprising of three piece suite in white, low flush WC, pedestal wash hand basin and bath with shower over, wall mounted radiator and uPVC frosted window to the side elevation finish this room.

Garage

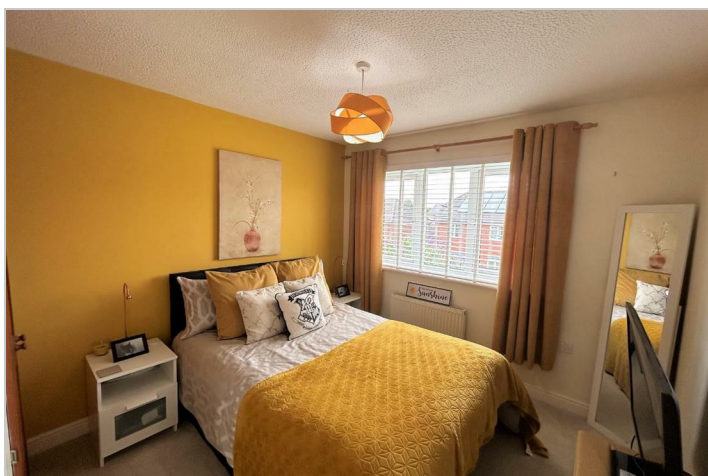
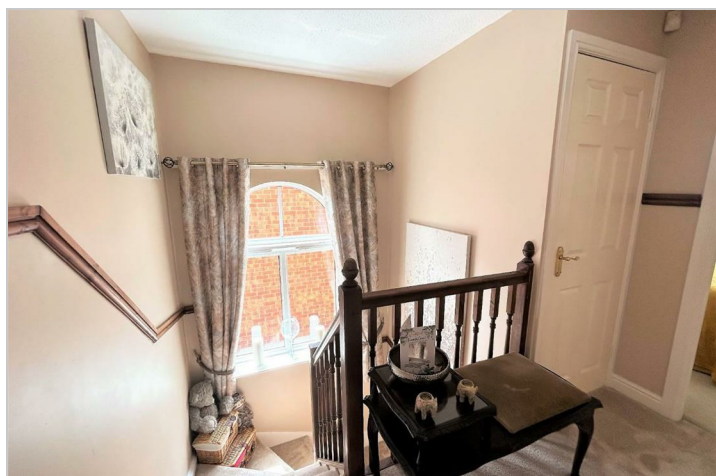
16'09" x 8'02" (5.11m" x 2.49m")

Adding that extra off road secure parking or storage the garage can be accessed from the front of the property via an electric door or from inside the home, garage having power and lighting in place.

Exterior

At the front of the property is a well maintained driveway allowing off road parking and giving access to the integral garage as well as front entrance, the front having flower boxes adding not only beauty but that kerb appeal to the home.

The rear is a fully enclosed garden, mainly laid to lawn with patio area, ideal for seating in the summer months, established trees, plants and shrubs are dotted around the boarder adding to the beauty of this space, with out door tap and wooden built shed which also has a power supply and gives even more storage to this property.



Road Map



Hybrid Map



Terrain Map



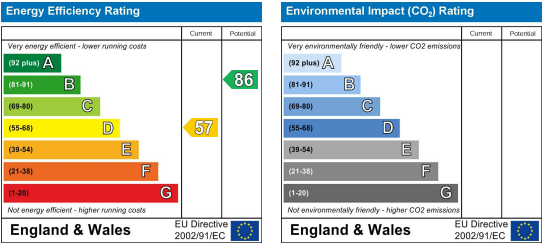
Floor Plan



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.

Energy Efficiency Graph



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.