

# HUNTERS®

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## Westmoor Close

Goldthorpe, Rotherham, S63 9GE

Guide Price £260,000 to £270,000





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## Entrance Hall

Via a white composite door this leads into the roomy entrance hall, having wall mounted radiator, stairs rising to first floor and doors leading to the kitchen, living room, diner , WC and garage.

## Kitchen

14'08" x 9'07" (4.47m" x 2.92m")

Step inside this stunning kitchen, take a look at the ample wall and base units fitted providing storage space, contrasting white quartz work surfaces, sink, drainer and stainless steel mixer tap, integrated electric hob with extractor fan over, integrated electric oven with grill/microwave above, integrated washing machine, two uPVC windows fill the space with natural light and further white composite door gives access to the side and rear.

## Living Room

16'01" x 12'10" (4.90m" x 3.91m")

The beautifully presented living room has uPVC French doors and windows leading out to the rear, really bringing the outdoors in, a media wall gives this room a focal point as well as a cosy feel, having parquet flooring, aerial point and wall mounted radiator.

## Dining Room

9'10" x 9'09" (3.00m" x 2.97m")

The real hub of the home and great space to entertain family and friends the dining room has matching parquet flooring, wall mounted radiator and uPVC window to the rear.

## WC

5'09" x 3'06" (1.75m" x 1.07m")

Great addition to any busy household the room

comprises of low flush WC, pedestal wash hand basin , wall mounted radiator and uPVC frosted window to the side elevation.

## Landing

The bright and airy landing has uPVC window to the side elevation, wall mounted radiator and doors leading to all bedrooms, family bathroom and storage cupboard.

## Master Bedroom

12'06" x 11'08" (3.81m" x 3.56m")

Generously sized master bedroom with built in wardrobes adding that extra storage we all crave, beautifully decorated with aerial point, wall mounted radiator, uPVC window to the front and further door leading to the en-suite.

## Ensuite

9'03" x 4'08" (2.82m" x 1.42m")

Perfect spot to escape the en-suite is covered in decorative aqua panels for a stunning finish and easy clean, the room comprises of double shower unit, low flush WC and wash hand basin with under storage, heated towel rail and frosted uPVC window to the front.

## Bedroom Two

10'10" x 10'00" (3.30m" x 3.05m")

Another sizable room with built in wardrobe space, neutral décor, wooden flooring, aerial point with wall mounted radiator and uPVC window to the rear.

## Bedroom Three

10'09" x 10'10" narrow to 4'11" (3.28m" x 3.30m" narrow to 1.50m")

Further double bedroom decorated in neutral tones

with aerial point, wall mounted radiator and uPVC window to the rear.

#### Bedroom Four

9'05" x 6'04" (2.87m" x 1.93m")

This is currently used as a play room but can be and is the fourth bedroom or even office space if needed, having aerial point in place, wall mounted radiator and uPVC window to the front.

#### Bathroom

6'07" x 5'06" (2.01m" x 1.68m")

Take look at this impressive family bathroom decorated in grey glitter aqua panels for that stunning finish and easy clean, matching drop ceiling with spot light, low flush WC, bath and wash hand basin with under storage, heated towel rail in place with frosted uPVC window to the side elevation.

#### Garage

The garage can be accessed from the front of the property via an up and over door or from the entrance hallway, this space has power and lighting and provides further secure off road parking or storage space if needed.

#### Exterior

Via decorative wrought iron electric gates is the well maintained driveway and side garden, ample off road parking for 2 cars with access to garage and front entrance.

To the rear is a large, fully enclosed multi use garden, having paved area ideal for seating in the summer months with access to kitchen and living room, stepping up to a garden and decorative pebbled area for low maintenance and lastly a decked area with wooden built summer house making this the spot to entertain family and friends in the warmer months.



Road Map



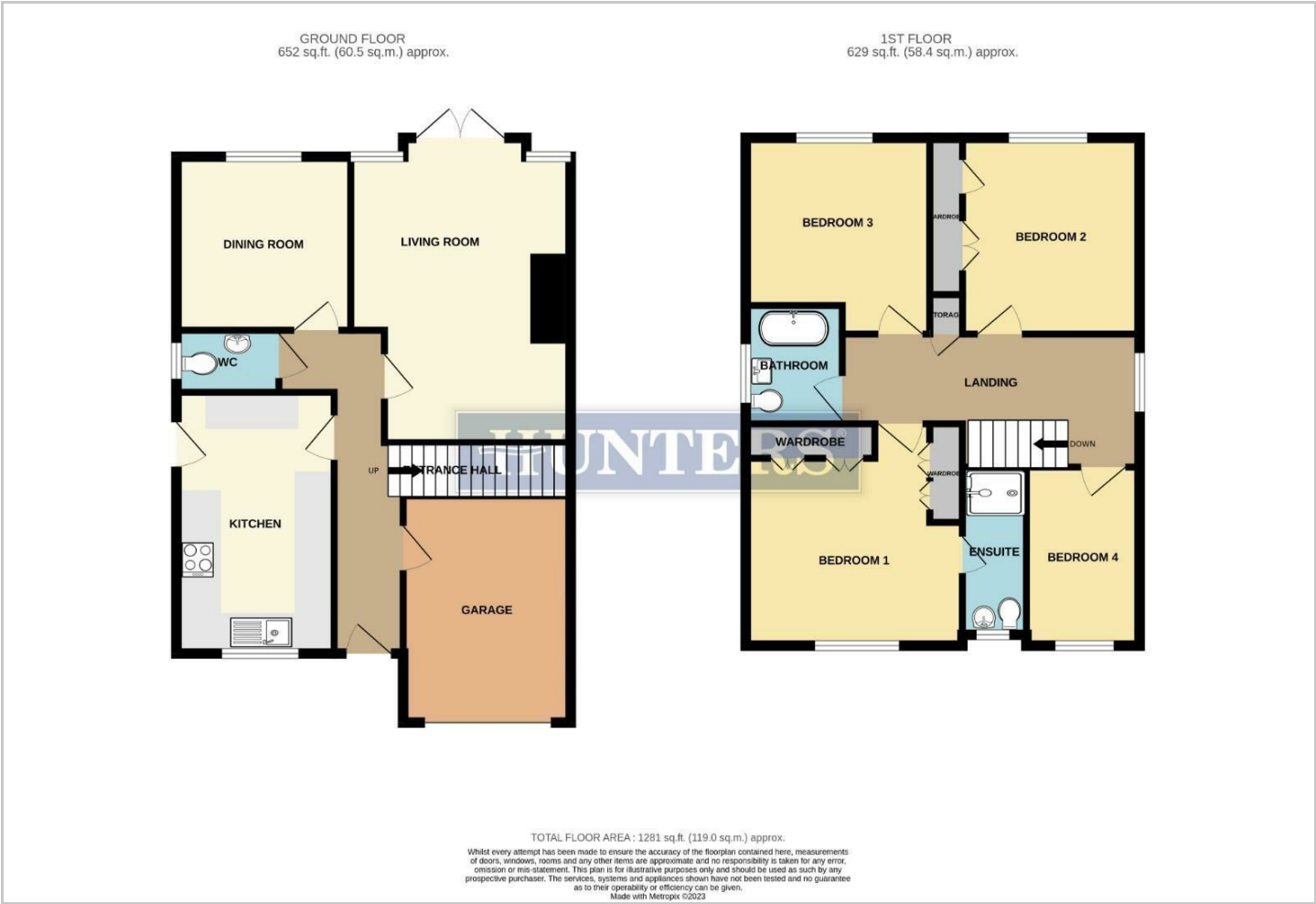
Hybrid Map



Terrain Map



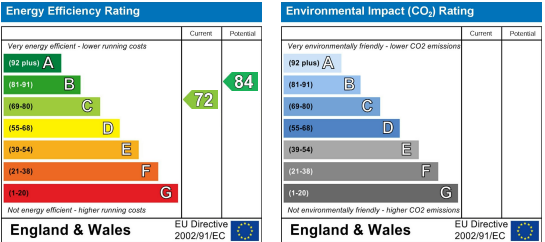
Floor Plan



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.