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Rosefinch Road, Goldthorpe, Rotherham, S63 9FS
Asking Price £260,000

INTERIOR DESIGNED FORMER SHOW HOUSE / 3 BEDROOM DETACHED HOUSE BUILT 2024 / DRIVEWAY, GARAGE & REAR GARDEN ROOM / LANDSCAPED REAR GARDEN / GORGEOUS OPEN PLAN DINING KITCHEN / MODERN FIXTURES AND FITTINGS / GAS CENTRAL HEATING / DOUBLE GLAZING / GENEROUS DIMENSIONS THROUGHOUT / VIEWING RECOMMENDED //

Built in 2024, this was the former show house and it therefore benefits from many upgrades, including a professionally designed interior. It is a well proportioned 3 bedroom detached house, which offers a contemporary layout including a fantastic bright open plan dining kitchen. It has gas central heating system, pvc double glazing and briefly comprises: Entrance hall, ground floor wc, lounge, open plan dining kitchen with integrated appliances and a large utility cupboard off. On the first floor there are 3 good sized bedrooms and an immaculate white bathroom. Outside are equally well maintained landscaped gardens, which includes a delightful summer house to the rear of the garage, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. There is a side drive, and a storage garage. It is located with easy access to local amenities and excellent transport links. **VIEWING HIGHLY RECOMMENDED.**

ACCOMMODATION

A composite type double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase giving access to the first floor accommodation, white panelled interior doors (which can be found throughout the property) give access to the ground floor accommodation.

GROUND FLOOR WC

This is fitted with a modern 2 piece white suite comprising of a low flush wc, floating wash hand basin, appropriate tiling to the splashbacks and a continuation of the vinyl flooring. There is a pvc double glazed window to the front and ceiling light.

LOUNGE

16'11" x 10'7" (5.16m x 3.23m)

An attractive front facing reception room, it has a broad pvc double glazed window to the front, central heating radiator, feature acoustic oak panelling to one wall and a stylish ceiling light.

OPEN PLAN DINING KITCHEN

18'2" x 13'0" (5.54m x 3.96m)

This is fitted with a range of modern high and low level units finished with a timber effect cabinet door, matching quartz type work surface. Integrated appliances include a 5 ring gas hob including a wok burner, chimney style extractor hood, integrated double oven and grill, integrated fridge/freezer and an integrated dishwasher. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems. There is a peninsula style breakfast bar with Blanco composite style sink, 3 double glazed velux windows, a further pvc double glazed

window and pvc double glazed double opening doors which give access on to the rear garden. There is a central heating radiator, vinyl flooring, inset spot lighting to the ceiling with feature pendant lights and a deep utility cupboard which has plumbing for an automatic washing machine, room for tumble driers etc, extractor fan and pendant light.

FIRST FLOOR LANDING

From here there is an access point into the loft space, a tall built-in storage cupboard and doors to the bedrooms and bathroom.

BEDROOM 1

11'0" x 10'0" (3.35m x 3.05m)

A large double bedroom it has a pvc double glazed window to the front, central heating radiator, central ceiling light, built-in wardrobe set to the recess and a media wall plate suitable for TV's etc.

BEDROOM 2

10'0" x 8'3" (3.05m x 2.51m)

A good size second double bedroom, it has a pvc double glazed window to the rear, fitted wardrobes, central heating radiator and central ceiling light. There is feature panelling to half wall height.

BEDROOM 3

12'0" max x 8'0" max (3.66m max x 2.44m max)

Has a pvc double glazed window to the rear, central heating radiator and central ceiling light.

BATHROOM

Fitted with a modern 4 piece suite that comprises of a panelled bath with shower mixer, separate shower enclosure with a mains plumbed thermostatic shower, low flush wc and floating wash hand basin. There is vinyl flooring, pvc double glazed window, inset spot lighting to the ceiling and a contemporary style towel rail/radiator.

OUTSIDE

To the front of the property there is an attractive garden with ornamental shaped lawn, flower beds and borders stocked with a variety of shrubs and plants and has garden lighting. A side driveway provides car standing and in turn leads to a detached brick storage garage, the rear of the garage has been converted into GARDEN ROOM 9'2" X 9'0", however could be changed if required.

STORAGE GARAGE

13'6" x 9'5" (4.11m x 2.87m)

Up and over door, power and light.

REAR GARDEN

The garden itself has fencing to the perimeters, is mainly lawned with shaped flower beds and borders stocked with a variety of shrubs and plants, several ornamental trees and a paved patio that extends across the rear elevation. There is rooftop views to the distance overlooking countryside and open land.

AGENTS NOTES:

TENURE - Freehold.

ESTATE CHARGE - Approximately around £100 per annum.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were stated. Age of units 2024

HEATING - Gas radiator central heating. Age of boiler 2024

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with

download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a

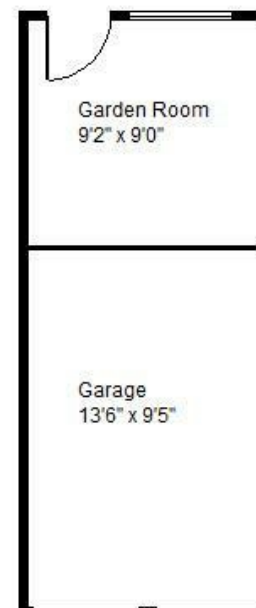
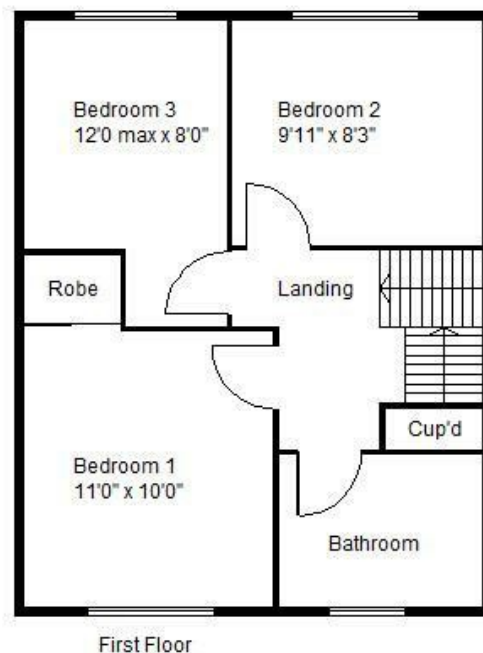
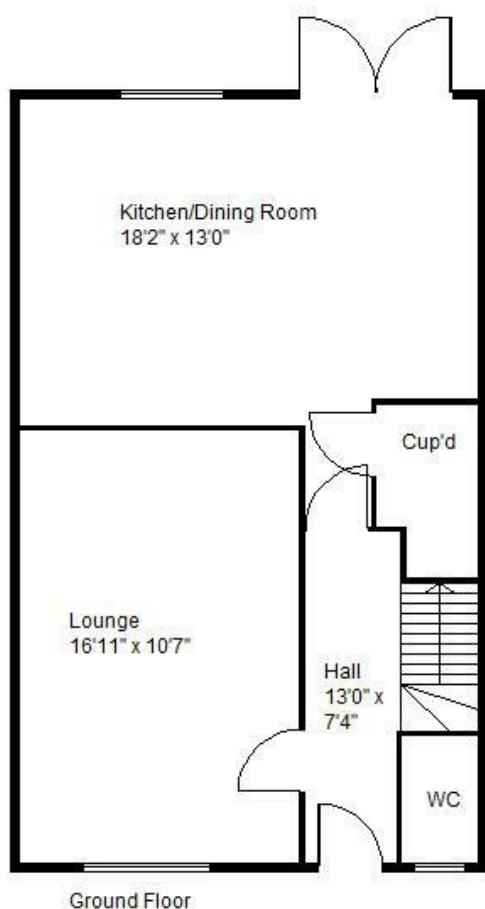
scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	