



Pickhills Grove, Goldthorpe Rotherham S63 9FN

welcome to

Pickhills Grove, Goldthorpe Rotherham

MAKE THE RIGHT PICK! Absolutely stunning 4 bedroom detached family home with landscaped gardens and breathtaking open countryside views. Featuring a fabulous kitchen/diner, utility room, en-suite, garage and ample off-road parking. A perfect family home - CALL NOW!



Agents Note

Please note there is a right of way - shared access to the drive at the front.

Agents Aml Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

A welcoming entrance hall fitted with a composite entrance door, stylish tiled flooring, a central heating radiator and a useful built-in storage cupboard.

Downstairs W.C

Fitted with a vanity unit incorporating a hand wash basin and W.C., this useful cloakroom also benefits from a central heating radiator and an extractor fan.

Lounge

A stylish and well-presented living space featuring tiled flooring, a front-facing double glazed window, a central heating radiator, and a ceiling fan with light, creating a comfortable and inviting atmosphere.

Kitchen / Dining Room

The heart of the home, this modern and bright kitchen/dining space is fitted with a range of wall and base units, a sink and drainer, and integrated appliances including an induction hob and double oven. There is space for a fridge/freezer and dishwasher, while a rear-facing double glazed window and French doors allow plenty of natural light to flow through. Further benefits include an electric panel radiator and mood lighting, creating a fantastic space for both everyday living and entertaining.

Utility

Fitted with a range of wall and base units incorporating a sink, this practical utility room has plumbing for a washing machine and houses the

combi boiler. Further benefits include a rear-facing composite door and a central heating radiator.

Landing

The landing provides access to the first-floor accommodation and benefits from a central heating radiator, along with access to the part-boarded loft offering useful additional storage space.

Bedroom One

A spacious and beautifully presented principal bedroom featuring two front-facing uPVC double glazed windows with fitted shutters, allowing plenty of natural light while offering privacy. The room further benefits from fitted wardrobes, a central heating radiator, and a ceiling fan for added comfort.

En Suite

Stylishly appointed and fitted with a double shower enclosure, a vanity unit incorporating a hand wash basin and W.C. The en suite further benefits from an electric heated towel rail, extractor fan, mood lighting, and a side-facing uPVC double glazed window.

Bedroom Two

A well-proportioned second bedroom featuring a rear-facing uPVC double glazed window, allowing for plenty of natural light, and a central heating radiator for year-round comfort.

Bedroom Three

A versatile third bedroom benefiting from a rear-facing uPVC double glazed window, a central heating radiator, and fitted wardrobes, providing useful storage and making it ideal as a bedroom, nursery, or home office.

Bedroom Four

A well-sized fourth bedroom featuring a front-facing uPVC double glazed window, a central heating radiator, and fitted wardrobes, providing excellent storage space and making it ideal as a bedroom, guest room, or home office.

Bathroom

A luxurious family bathroom boasting a Jacuzzi bath and a vanity unit incorporating a hand wash basin and W.C. Further benefits include a side-facing uPVC double glazed window, an extractor fan, and mood lighting, creating the perfect space to relax and unwind.

Outside

To the front of the property is a well-maintained lawned garden with attractive flower beds, an outside tap, and a driveway providing off-road parking.

To the rear, the property boasts a beautifully maintained garden featuring two decked seating areas, a lawn, attractive flower beds, and a charming fishpond. Further benefits include a greenhouse, shed, outside tap, external lighting, and five power points, making it an ideal space for relaxing, entertaining, and gardening enthusiasts alike.



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welcome to

Pickhills Grove, Goldthorpe Rotherham

- Stunning 4 bedroom detached family home. EPC B. Council Tax D
- Cul-de-sac position in sought after part of Goldthorpe - excellently placed for amenities, schools, shops & transport links
- Beautifully presented throughout
- Utility room, downstairs W.C, en-suite & family bathroom
- Superb open-plan kitchen/dining room

Tenure: Freehold EPC Rating: B
Council Tax Band: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120457 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire,
S64 9DW



williamhbrown.co.uk