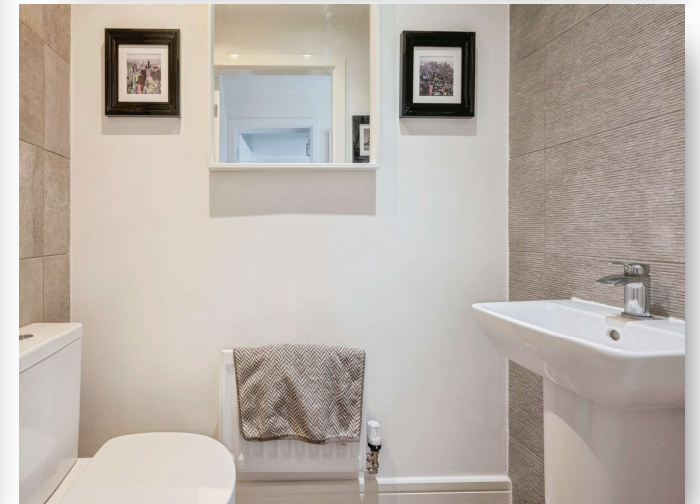




Ceramia Court, Goldthorpe ROTHERHAM S63 9GR

welcome to

Ceramia Court, Goldthorpe ROTHERHAM

CASE CLOSED - A PERFECT HOME! Beautifully presented 3 bedroom detached in a sought-after cul-de-sac. Featuring a stylish kitchen, 2 reception areas, en-suite, dstairs WC, delightful rear garden & off-road parking. A fantastic family home in a popular location. Internal viewing a must. CALL NOW!



Entrance Hall

A bright and welcoming entrance hall with a front-facing uPVC double glazed window and entrance door, central heating radiator, useful built-in storage cupboard, and stairs rising to the first floor.

Downstairs W.C

Conveniently located and fitted with a hand wash basin, WC, and central heating radiator.

Family Room

A warm and welcoming reception room, beautifully presented and filled with natural light from the front-facing uPVC double glazed window, complemented by a central heating radiator.

Kitchen / Dining Room

Undoubtedly the heart of the home, this superb kitchen is fitted with a range of wall and base units incorporating a breakfast bar and sink with drainer. Integrated appliances include an oven, gas hob with extractor hood, microwave, fridge/freezer, dishwasher and washing machine. Enjoying plenty of natural light, the room benefits from French doors opening onto the rear garden, a rear-facing uPVC double glazed window, and two central heating radiators.

Landing

A bright and welcoming landing providing access to the loft and first-floor accommodation, whilst benefiting from a useful built-in storage cupboard.

Bedroom One

A generously sized principal bedroom featuring two front-facing uPVC double glazed windows, allowing for an abundance of natural light, and a central heating radiator.

En Suite

A well-appointed en suite fitted with a shower cubicle, hand wash basin and WC. Benefiting from a front-facing uPVC double glazed window, central heating radiator, and useful built-in storage.

Bedroom Two

Bedroom two features a UPVC double glazed window to the rear aspect and is fitted with a central heating radiator.

Bedroom Three

Bedroom three features a UPVC double glazed window to the rear aspect and is fitted with a central heating radiator.

Bathroom

The bathroom is fitted with a bath with shower over, W.C., and vanity wash hand basin. The room also benefits from a heated towel rail and a UPVC double glazed window to the side aspect.

Front Garden

To the front of the property is a driveway providing off-road parking and benefiting from the added convenience of an electric vehicle charging point.

Rear Garden

The rear garden is designed for low-maintenance enjoyment, featuring a section of artificial grass alongside a patio area, providing space for outdoor seating and entertaining. The garden also benefits from an outside tap, and a garden shed is included within the sale.



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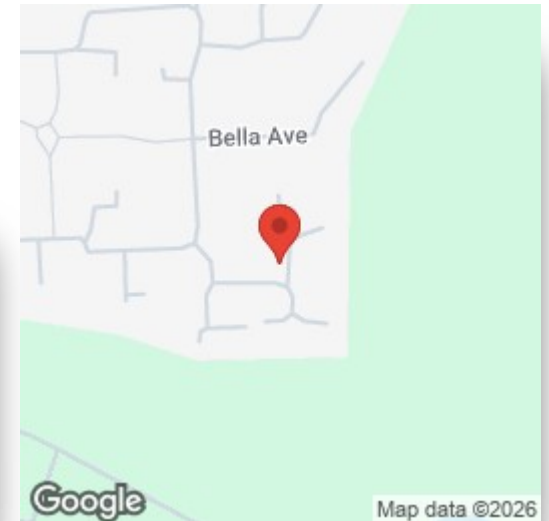
Ceramia Court, Goldthorpe ROTHERHAM

- 3 bedroom detached family home
- Sought after, modern style residential estate - excellently placed for amenities, schools, shops & transport links
- Beautifully presented throughout
- Spacious accommodation
- Downstairs WC, en-suite & family bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£210.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120423 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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