



Rosegreave, Goldthorpe Rotherham S63 9GG

welcome to

Rosegreave, Goldthorpe Rotherham

STOP AND SMELL THE ROSEGREAVE! Impressive 4-bedroom detached family home on a sought-after estate. Beautifully presented with stylish contemporary finishes, spacious & versatile layout, a double garage, drive & stunning generous rear garden. Perfect family home- CALL NOW!



Aml Fees:

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 Hallway

Comprises of a central heating radiator, a useful storage cupboard and an entrance door to the front.

Downstairs Cloakroom

Fitted with a W.C, hand wash basin, a heated towel rail and a UPVC double glazed window to the front.

Lounge

A lovely living and family space which comprises two UPVC double glazed windows and a central heating radiator.

Dining Room

The dining room comprises of a central heating radiator and a UPVC double glazed window to the front.

Kitchen

A delightful & chic kitchen space which is presented with a range of units with co-ordinating work surfaces housing the inset sink and drainer unit and the appliances such as the double electric oven and gas hob with a cooker hood above and space for a fridge/freezer, plumbing for a dishwasher, a central heating radiator and a UPVC double glazed window to the rear.

Utility Room

A well-appointed utility room, which has a cupboard, plumbing for a washing machine, a boiler, a central heating radiator and a door leading outside.

Conservatory

Having built in air-con, a central heating radiator, UPVC double glazed windows and a door leading

outside.

Landing

Presented with a useful storage cupboard, a central heating radiator and also having access to the loft.

Bedroom One

Presented with a central heating radiator, fitted wardrobes & drawers providing hanging & storage space and a UPVC double glazed window to the rear.

En-Suite

Fitted with a shower cubicle, a W.C & a hand wash basin, a heated towel rail and a UPVC double glazed window to the rear.

Bedroom Two

A lovely front facing bedroom which comprises of a central heating radiator, fitted wardrobes and a UPVC double glazed window to the front.

Bedroom Three

Presented with a central heating radiator, fitted wardrobes & drawers providing hanging & storage space and a UPVC double glazed window to the rear.

Bedroom Four

Presented with a central heating radiator and a UPVC double glazed window to the front.

Bathroom

A beautifully designed & fully tiled suite which comprises of bath with a shower over, a W.C & a hand wash basin. There is also a heated towel rail and a UPVC double glazed window to the front.

Exterior:

To the front of the property is a spacious double driveway which leads to the garage, both being perfect for off street vehicle parking!

To the rear lays a plentiful garden, which benefits from a lawned, an paved patio/seating area. A lovely outside space for guest & family entertainment!

Garage

Having a roller door to the front & having power & light.



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Rosegreave, Goldthorpe Rotherham

- 4 bedroom detached family home. Council Tax D. EPC C
- Highly sought after, modern style residential estate - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented throughout - contemporary & stylish finishes
- Entrance hall, study, lounge, dining room, kitchen & utility room, conservatory
- Downstairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB119033 - 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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