



Cranwell Court, Goldthorpe Rotherham S63 9GA

welcome to

Cranwell Court, Goldthorpe Rotherham

ALL'S WELL THAT ENDS WELL AT CRANWELL COURT! This 3 bedroom det home sits pretty on this highly sought after residential estate. Boasting spacious accommodation, a kitchen/diner, conservatory, en-suite, delightful gardens & a driveway to the front. A fabulous family buy! CALL NOW!



Agents Note Aml

"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

Entered via a front-facing door, the welcoming entrance hall provides access to the ground floor accommodation and benefits from a central heating radiator, creating a warm first impression of the home.

Lounge

A bright and beautifully presented lounge featuring a front-facing window that fills the room with natural light, creating a warm and inviting atmosphere. The room also benefits from a central heating radiator, making it a comfortable space to relax and unwind.

Downstairs W.C.

Fitted with a hand wash basin and WC, this useful ground floor cloakroom also benefits from a handy under-stairs storage cupboard accessed via sliding doors, providing excellent additional storage space for household essentials.

Kitchen / Dining Room

Forming the heart of the home, this stunning and spacious kitchen dining room is filled with natural light and offers an ideal space for both everyday living and entertaining. The kitchen is fitted with a range of modern wall and base units incorporating a sink and drainer, along with integrated appliances including an electric hob, oven, cooker hood, fridge/freezer and washing machine. A rear-facing window provides plenty of natural light, while a central heating radiator adds comfort to this impressive space.

Conservatory

A delightful addition to the home, this conservatory offers a bright and versatile living space with rear-

facing windows overlooking the garden. Sliding doors provide direct access to the rear garden, while a central heating radiator ensures year-round comfort.

Landing

The first-floor landing benefits from a side-facing window which allows natural light to flow into the space, along with a central heating radiator for added comfort. The landing also provides access to the loft and all first-floor accommodation.

Bedroom One

A well-proportioned principal bedroom featuring a front-facing window, a central heating radiator and a range of fitted wardrobes, providing excellent storage whilst maximising floor space. The room offers a bright and comfortable setting, ideal for relaxation.

En Suite

Complementing the principal bedroom, the en suite is fitted with a shower cubicle and a WC. The room also benefits from a front-facing window, providing natural light and ventilation.

Bedroom Two

A generously sized second bedroom featuring a rear-facing window, a central heating radiator and a range of fitted wardrobes, providing excellent storage space. The room offers a comfortable and practical layout, making it ideal for family members, guests or as a versatile home office space.

Bedroom Three

A versatile third bedroom featuring a rear-facing window and a central heating radiator. Offering flexible accommodation, this room could be utilised as a bedroom, nursery, dressing room or home office to suit a variety of needs.

Bathroom

This modern-style bathroom is fitted with a bath with shower over, a hand wash basin and a WC, creating a practical and stylish space for everyday use. The

room benefits from a side-facing window allowing natural light and ventilation, along with a central heating radiator for added comfort.

Exterior

To the front of the property is a driveway providing off-road parking, alongside a low-maintenance artificial lawned garden which enhances the property's kerb appeal. To the rear of the property is a patio area, ideal for outdoor seating and entertaining, alongside a low-maintenance artificial lawned garden. The outdoor space offers a practical and attractive frontage, ideal for modern family living.



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welcome to

Cranwell Court, Goldthorpe Rotherham

- 3 bedroom detached family home. Council Tax C. EPC C
- Sought after residential estate - excellently placed for amenities, schools, shops & transport links
- Absolutely stunning throughout
- Lounge, kitchen/diner, conservatory
- Downstairs W.C, en-suite & family bathroom

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

offers in the region of

£220.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120654 - 0003

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