

**FOR SALE**



**Woodlark Walk, Goldthorpe**  
**Asking Price Of £210,000**

**MARTIN&CO**



## Woodlark Walk, Goldthorpe

3 Bedrooms, 2 Bathroom

Asking Price Of £210,000

- Three storey
- Three bedroom
- En suite to master
- Downstairs cloak room
- Off road parking

This beautiful three-storey, three-bedroom semi-detached family home is situated on a modern development in Goldthorpe. It offers easy access to commuter links and local amenities, making it a convenient choice for families. The property must be seen in person to truly appreciate its stunning features.

Upon entering, you are greeted by an elegant entrance hall with stairs leading to the first-floor landing. The ground floor also includes a convenient cloakroom with a modern two-piece suite. The real highlight of the property is the gorgeous open-plan lounge/kitchen/diner. The kitchen is fitted with a range of stylish shaker-style wall and base units, complete with integrated appliances such as a dishwasher and a built-in oven. The central dining area provides the perfect space for family meals, while the lounge area features French doors that open up to the rear garden, allowing an abundance of natural light to flood the room.

Moving upstairs, you will find two spacious bedrooms on the first floor along with a family bathroom. The bathroom is equipped with a modern white four-piece suite, including a bathtub and a separate walk-in shower, adding a touch of luxury to your daily routine.



On the second floor, the master bedroom awaits, boasting its own en-suite shower room. This private retreat offers a peaceful haven for relaxation and convenience.

Outside, the property features a low-maintenance garden at the front, beautifully landscaped with shrubs and flowers, creating a welcoming entrance to the home. At the rear, you'll find a good-sized garden with a well-maintained lawn area and a patio, providing ample space for outdoor activities and entertaining. Additionally, there is a spacious drive to the side of the property, offering off-street parking.

**ENTRANCE HALL** With stairs to the first floor landing and front facing entrance door.

**CLOAKROOM** Having a two piece suite which comprises of a low flush w.c, wash hand basin, tiled splash backs and front facing window.

**LOUNGE/KITCHEN/DINER** Kitchen has an extensive range of fitted wall and base units in shaker style. Wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, oven, hob, integrated fridge freezer, dishwasher, washing machine, under stairs storage and front facing window. Dining area has a side facing window. Lounge area has doors to the rear garden and rear facing roof style window.

**FIRST FLOOR LANDING** With stairs to the second floor landing.

**BEDROOM TWO** A spacious bedroom having a rear facing window.

**BEDROOM THREE** A spacious bedroom having a front facing window.

**BATHROOM** A modern style suite fitted with a bath, a separate shower cubicle, a wash hand basin, a W.C, tiled splash backs and a rear facing window,



**BEDROOM ONE** A spacious master bedroom having a front facing window.

**EN SUITE** A modern style suite fitted with a shower, a wash hand basin, a W.C, tiled splash backs and a rear facing window,

**OUTSIDE** To the side of the property is a driveway providing off street parking. Low maintenance front garden.

To the rear is a generous sized lawned garden with a patio area.







## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA  
T: 01709 544982 • E: rotherham@martinco.com

# 01709 544982

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.