



TOTAL FLOOR AREA: 1709 sq.ft. (158.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



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EADON

79, Parkgate, Rotherham, S63 9GW

Guide Price £275,000

79 Parkgate, Goldthorpe, Rotherham,
S63 9GW

Description
Guide Price £275,000-£285,000
ELR are delighted to be able to bring to the open market this wonderful 4 bedroom detached family home which is nestled into the corner of a cul de sac & with wonderfully generous rear garden with additional side patio/garden area.
This modern home & estate is located very close to the heart of all the shops & amenities upon Goldthorpe's main Road, Doncaster Road, where there is also the Goldthorpe Primary Academy.
Upon entering the home you are met with an open hallway with a dog leg style staircase to the first floor & a very useful home office/kids playroom leading off. The open plan dining kitchen is fitted with an abundance of attractive units together with various integrated electrical appliances & a central island. Leading off is a utility room which in turn gives access to the double garage and also open access to the dining area. From here are french style doors giving access to the rear garden. The living room is well lit via an abundance of natural light from the front & rear facing windows & houses an attractive modern feature fireplace with granite affect back & a living flame gas fire.
To the first floor are the 4 double bedrooms & family bathroom. The Principal bedroom has fitted wardrobes & a modern attractive white 3piece suite with double size walk in shower cubicle (fitted 2022). Fronting the property is a double side by side driveway which in turn leads to the attached double garage which houses the boiler. A courtesy door gives access through to the main house. To the rear is a generous size lawned garden with patio area along with a side patio area. This area offers great scope/potential for any purchaser keen to build their own outside bar area etc!
The property is situated in a great location for any commuter requiring to be relatively close to the A1 motorway which is approx. 4 miles away along the A635 through Hickleton & Marr. Continuing past the A1 junction & further along the A635 brings you into the City of Doncaster.
All in all a great family home warranting an early internal inspection.

- A 4 bedroom detached executive style family home
- Cul de sac location
- Corner plot with generous rear garden
- Double attached garage
- Utility room & ground floor WC
- Upgraded modern ensuite shower room
- Fitted wardrobes to 3 of the bedrooms
- Ground floor study/home office
- Fantastic home for the growing family
- Early internal inspection highly recommended

