



## 3 Hollygrove

Goldthorpe, Rotherham, S63 9LA

£280,000



Immaculately Presented 4-Bedroom Detached Home on a Quiet Cul-De-Sac – Holly Grove Estate, Goldthorpe

Tucked away in a quiet cul-de-sac on the highly sought-after Holly Grove estate, this spacious and beautifully maintained four-bedroom detached property offers everything a growing family or professional couple could need.

Boasting generous accommodation throughout, the home features a master bedroom with en-suite and fitted wardrobes, a large fully integrated kitchen, and a spacious rear garden—ideal for entertaining or relaxing. There is ample off-street parking via the driveway, along with a garage for added convenience.

Move-in ready, yet offering the opportunity to put your own stamp on it, this property is ideally located within easy reach of the A1(M) and excellent road network links, making it a great choice for commuters too.





GROUND FLOOR

ENTRANCE HALL

A bright and welcoming entrance hall featuring laminate flooring, a radiator, and stairs rising to the first-floor landing, setting the tone for the spacious accommodation throughout.

LOUNGE

A generously sized reception room featuring a front-facing double glazed window, TV aerial point, and a feature electric fire, creating a cosy focal point. The space is open plan with the dining area, making it ideal for both relaxing and entertaining.

DINING ROOM

The dining room is open plan with the lounge, creating a seamless flow through the living space. It features French-style doors that open out to the rear garden, perfect for indoor-outdoor living and entertaining.

BREAKFAST KITCHEN

A well-proportioned breakfast kitchen offering ample space for a dining table, and fitted with a range of wall and base units with worktop surfaces incorporating a stainless steel sink unit with mixer tap. Integrated appliances include a fridge/freezer, washing machine, oven, hob, and extractor fan. The room features tiled flooring, a rear entrance door, and a double-glazed window overlooking the rear garden, allowing plenty of natural light.

DOWNSTAIRS WC

A WC, wash hand basin, tiled flooring and radiator.

INTEGRAL GARAGE

FIRST FLOOR

LANDING

With loft access.

MASTER BEDROOM

A spacious double bedroom featuring fitted wardrobes and a built-in dressing table, with two front-facing double glazed windows allowing plenty of natural light. The room also benefits from a radiator and a private door leading to the en-suite.

EN-SUITE

The en-suite is fitted with a modern three-piece suite comprising a shower cubicle, WC, and wash hand basin. Finished with tiled walls and flooring, it also features a window with obscure glazing for privacy and a radiator for added comfort.

BEDROOM TWO

A further double bedroom featuring fitted wardrobes, a double glazed window allowing natural light to fill the room, and a radiator for added comfort.

BEDROOM THREE

A well-proportioned room currently utilised as a home office, featuring laminate flooring, a fitted wardrobe, radiator, and a double glazed window, making it a versatile space to suit your needs.

BEDROOM FOUR

Having a front facing double glazed window, fitted wardrobes and radiator.

HOUSE BATHROOM

The family bathroom is fitted with a three-piece suite comprising a bathtub, WC, and wash hand basin. It features tiling to both the floor and walls, a double glazed window with obscure glazing for privacy, and a radiator for added warmth and comfort.

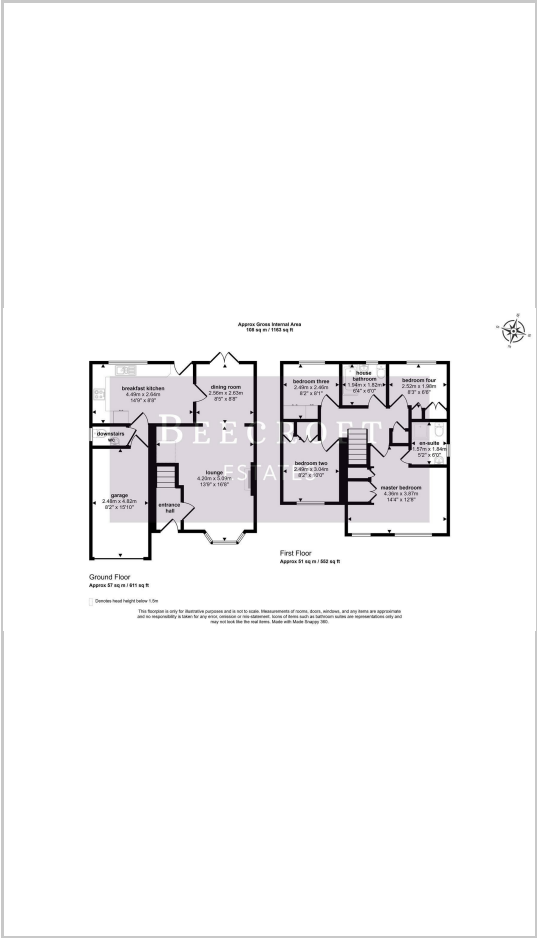
OUTSIDE

To the front, a wide driveway provides ample parking and leads to the garage. To the rear, you'll find a good-sized enclosed garden with a patio seating area, perfect for outdoor entertaining or relaxation.

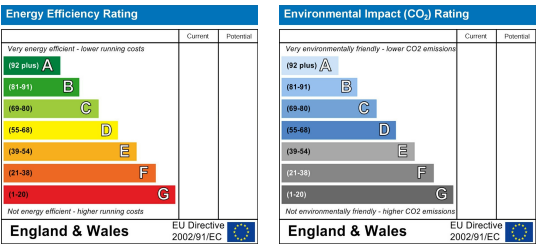
Area Map



Floor Plans



Energy Efficiency Graph



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