



14 Pickhills Avenue

Goldthorpe, Rotherham, S63 9JE

£220,000



Tucked away on one of Goldthorpe's most sought-after cul-de-sacs, this delightful three-bedroom semi-detached home offers the perfect blend of village charm, open surroundings, and everyday convenience.

Occupying a wonderful position at the top end of Goldthorpe, the property enjoys a unique setting with open farmland to the side and direct access to a park from the rear garden, creating a semi-rural feel that is rarely found. Whether it's an evening stroll through the park, watching the seasons change across the neighbouring fields, or simply enjoying the privacy of a garden that isn't overlooked, this is a home that offers far more than four walls.

Ideal for commuters, with excellent access to the A1 and surrounding transport links, the property combines peaceful living with practical convenience. A lengthy driveway provides ample off-road parking and leads to a detached garage, while the attractive gardens to the front and rear offer plenty of space for families, entertaining, or simply relaxing outdoors.

Inside, the home is deceptively spacious and beautifully presented throughout. The welcoming entrance hall benefits from useful storage, while the bright and sociable dining kitchen provides the perfect heart of the



GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall accessed via either the front or side entrance door. The space features laminate flooring, stairs rising to the first-floor landing, and a useful storage cupboard, providing practical storage solutions for everyday living.

LOUNGE

A spacious front-facing lounge enjoying an abundance of natural light, creating a bright and welcoming living space. The room benefits from a TV aerial point and radiator, offering both comfort and practicality.

DINING KITCHEN

A good-sized dining kitchen enjoying an abundance of natural light from the window and double doors leading out to the rear garden. Fitted with a range of wall and base units, the kitchen offers ample storage and worktop space, incorporating a sink unit with mixer tap. There is an integrated washing machine, space for a range-style cooker, and additional room for further appliances. The generous layout easily accommodates a dining table, making it an ideal space for both family meals and entertaining. The room is finished with laminate flooring and a radiator.

FIRST FLOOR

LANDING

Having a side facing double glazed window and loft access.

BEDROOM ONE

A double bedroom featuring a rear-facing double-glazed window, offering lovely views over the rear aspect. The room includes a radiator and provides ample space for a range of bedroom furniture, creating a comfortable and practical living space.

BEDROOM TWO

A further double bedroom offering ample space for a range of bedroom furniture. The room features a front-facing double-glazed window, allowing plenty of natural light, along with a radiator for comfort.

BEDROOM THREE

The third room enjoys lovely rear-facing views and is currently utilised as a dressing area. However, it would also make an ideal single bedroom or nursery, offering flexibility to suit a variety of needs.

SHOWER ROOM

A modern shower room comprising a corner shower cubicle, WC, and wash hand basin. The room benefits from a window with obscure glazing, providing natural light while maintaining privacy, and is completed with a radiator for added comfort.

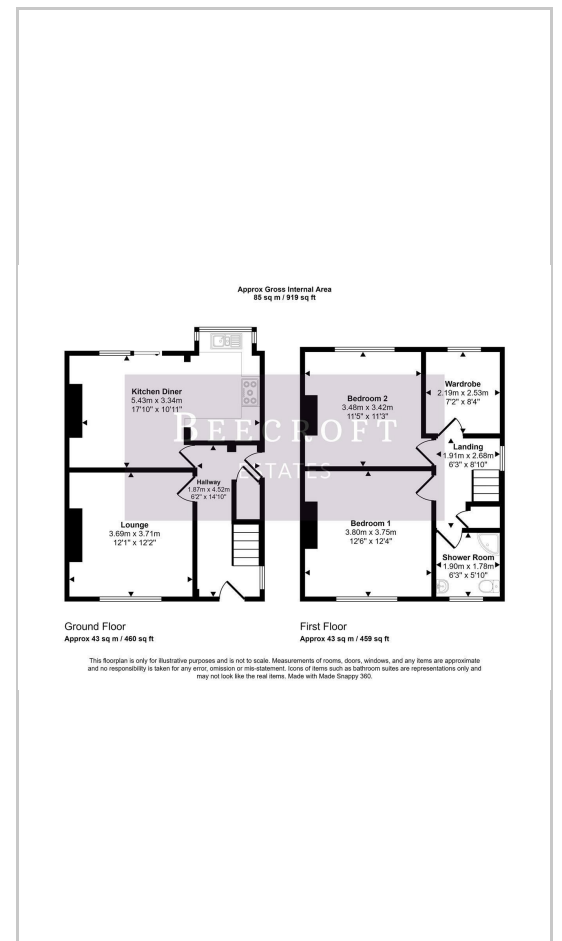
OUTSIDE

Externally, the property benefits from a lengthy driveway which runs to the side of the home and in turn leads to a detached garage. There are well-maintained front and rear gardens, both mainly laid to lawn, providing pleasant outdoor space and a good degree of versatility for family use and enjoyment.

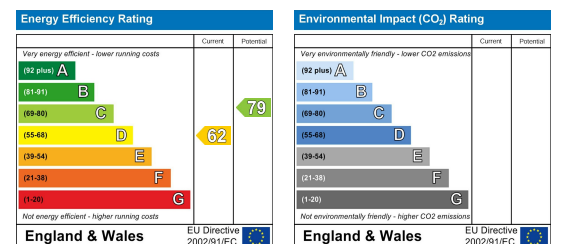
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: info@beecroftestates.co.uk www.beecroftestates.co.uk