



BEECROFT
ESTATES

16 Loscoe Grove

Goldthorpe, Rotherham, S63 9GH

Offers In The Region Of £205,000



Be quick to view this fantastic three-bedroom detached family home situated on a quiet cul-de-sac within a modern, sought-after development in Goldthorpe, an area popular with families due to its excellent transport links, local schools, shops, a 5 minute walk to Goldthorpe train station, close to both A1 and M1 and easy access to the Dearne Valley countryside. The property offers a spacious lounge-diner ideal for family living and entertaining, a contemporary kitchen, and an integral garage. Upstairs offers three well-proportioned bedrooms, including a master with en-suite, plus a family bathroom. Externally, the home boasts an enclosed rear garden, perfect for children and outdoor dining. Early viewing is highly recommended to appreciate all this superb home and location have to offer.



Entrance

A welcoming entrance hallway with a front-facing aspect leads through to the lounge.

Lounge 10'5" x 14'0" (3.18m x 4.27m)

Relax and unwind in this generously sized lounge, enjoying a bright front aspect and an attractive archway through to the dining area. The heart of the room is a stylish white fire surround, complete with a chrome-finished coal-effect gas fire, creating a cosy and welcoming atmosphere.

Dining 9'5" x 8'5" (2.88 x 2.58)

The dining area offers a pleasant space for family meals, with a door leading through to the kitchen and French doors opening out to the garden, creating an ideal setting for both everyday living and entertaining.

Kitchen 9'6" x 8'3" (2.90m x 2.51m)

The rear-aspect kitchen is fitted with wood-finished, shaker-style base and wall units complemented by roll-edge worktops. Features include a one-and-a-half bowl stainless steel sink with mixer tap, a stainless steel electric oven, extractor fan and four-ring gas hob. There is space for an under-counter fridge/freezer, plumbing for a washing machine, and an external door providing direct access to the garden.

Cloakroom 5'1" x 2'11" (1.55m x 0.89m)

A stylish cloakroom featuring a side-aspect window, wall-hung wash hand basin and low-flush WC.

Master Bedroom 10'10" x 10'7" (3.30m x 3.23m)

A good-sized master bedroom enjoying dual front aspects, offering ample space for either freestanding or fitted furniture and providing access to the en suite.

En-Suite 7'3" x 3'10" (2.21m x 1.17m)

The en suite features a front-aspect window, tiled shower cubicle, pedestal wash hand basin and low-flush WC.

Bedroom Two 9'11" x 9'0" (3.02m x 2.74m)

The second rear-aspect bedroom is a double, easily accommodating freestanding or fitted furniture.

Bedroom Three 9'5" x 6'2" (2.87m x 1.88m)

The third rear-aspect bedroom is a well-proportioned single, ideal as a bedroom, study, or flexible space.

Bathroom 6'3" x 5'4" (1.91m x 1.63m)

The family bathroom, with a side-aspect window, features a white suite comprising a bath with thermostatic shower, pedestal wash hand basin, and low-flush WC.

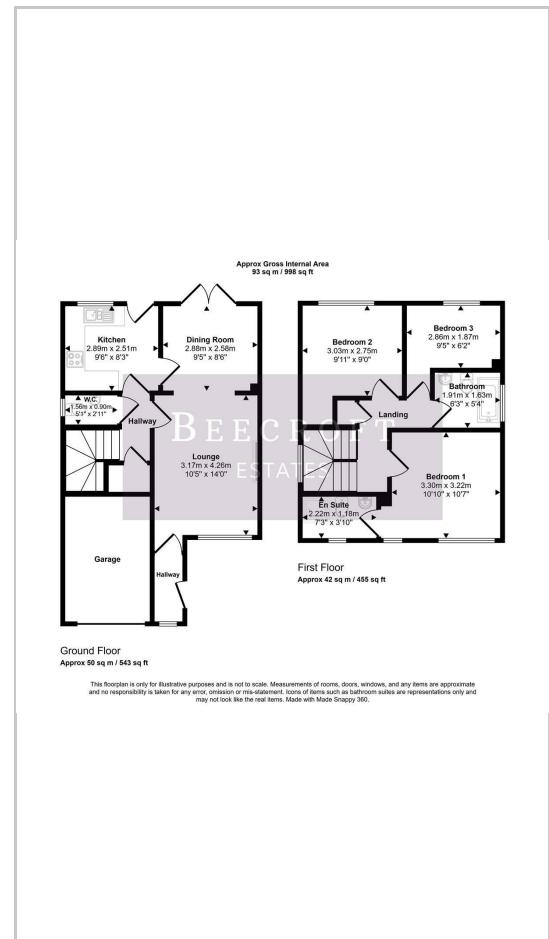
Exterior

A driveway provides convenient off-road parking and access to the integral garage. At the rear, a generous enclosed garden, mainly laid to lawn, offers a peaceful space for relaxation and outdoor entertaining.

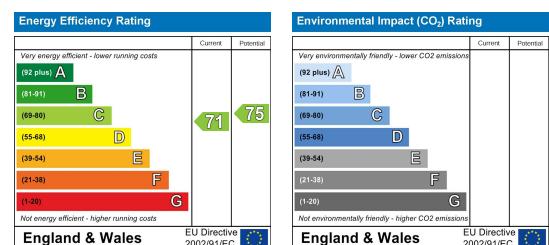
Area Map



Floor Plans



Energy Efficiency Graph



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