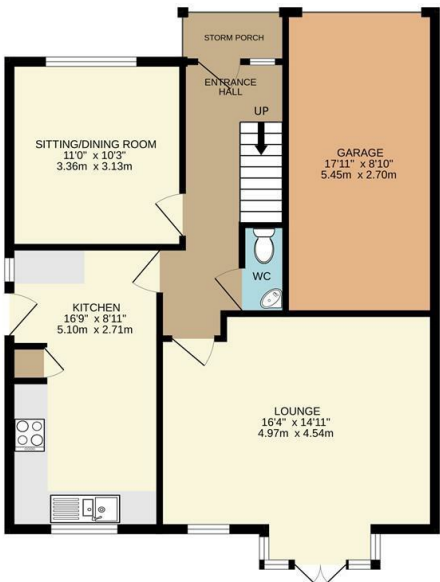
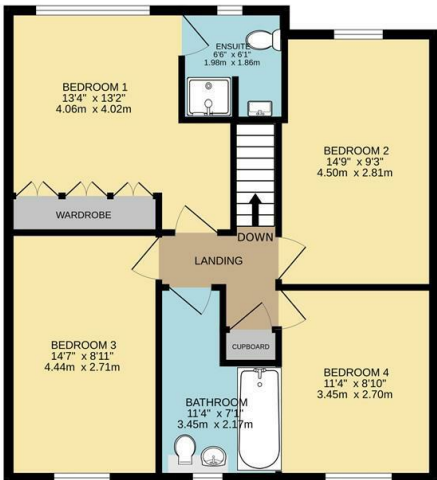


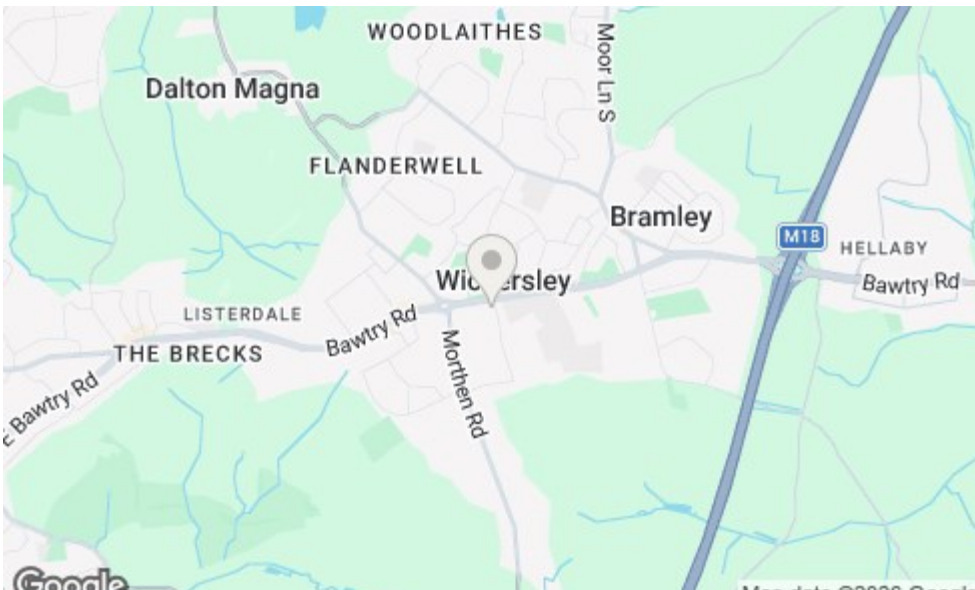
GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 1444 sq.ft. (134.1 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.
Made with Metropix 6/2020



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

4, Goose Lane, Rotherham, S66 1JN

Guide Price £500,000

4 Goose Lane, Wickersley, Rotherham,
S66 1JN

Guide Price £500,000 - £525,000
Located in the heart of the ever-popular village of Wickersley, this fabulous four bedroom detached family home offers spacious and versatile accommodation, attractive gardens and a superb position just a stone's throw from the highly regarded Wickersley Academy. Beautifully presented throughout and benefiting from a number of recent improvements, including a new gas boiler installed in July 2026 and a new bathroom suite this wonderful property is sure to appeal to families looking for a home in a sought-after location.

Upon entering, the welcoming entrance hall provides access to the principal ground floor accommodation and stairs rising to the first floor. The spacious rear-facing lounge is a lovely room in which to relax, with French doors opening directly onto the rear garden, allowing plenty of natural light into the room and providing a lovely connection with the outside space.

There is also a versatile additional reception room, offering the flexibility to be used as either a dining room or sitting room, depending on the needs of the family. The kitchen diner provides a practical and sociable space for everyday living, with a useful downstairs WC completing the ground floor accommodation.

To the first floor, there are four well-proportioned double bedrooms. The master bedroom is a particularly lovely space, benefiting from fitted wardrobes and a private en-suite shower room. The remaining three bedrooms are all served by the family bathroom, making this an ideal layout for family living.

Outside, the property is approached via electric gate attached to the attractive stone wall, providing both security and privacy. A block-paved driveway offers ample parking and leads to the integral garage, with a neat front lawn completing the frontage.

To the rear, the property boasts a generous garden, featuring a large lawn and a professionally laid grey porcelain tiled patio, providing an attractive and low-maintenance space for outdoor entertaining, children to play or simply relaxing during the warmer months. The patio creates a stylish extension to the living accommodation and provides an ideal setting for enjoying the garden.

Situated in the heart of Wickersley, this exceptional home is ideally placed for the village's excellent range of amenities, highly regarded schools and convenient transport links. With Wickersley Academy just a stone's throw away, this is a fantastic opportunity to secure a superb family home in one of the area's most sought-after locations.

Offered for sale with no onward chain and with vacant possession, we strongly recommend an early viewing to fully appreciate the space, presentation and position this fabulous home has to offer. Please call today to arrange your viewing.

Virtual Staging Disclaimer: Please note that the lounge and master bedroom have been virtually staged for illustrative purposes. The furniture and furnishings shown are not included with the property. The kitchen has also been digitally furnished with a washing machine, tumble dryer and fridge freezer for illustrative purposes only, to demonstrate the available space and layout.

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Fabulous four bedroom detached family home in the heart of Wickersley
- Offered with no onward chain and with vacant possession
- Spacious rear-facing lounge with French doors leading onto the garden
- Versatile additional reception room, ideal as a dining room or sitting room
- Kitchen diner, entrance hall and downstairs WC
- Four generous double bedrooms, master with fitted wardrobes and en-suite shower room
- Electric gated entrance, stone wall, block-paved driveway and integral garage
- Attractive rear garden with large lawn and stylish porcelain tiled patio
- Freehold / Council Tax Band E
- Early viewing is highly recommended

